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## Executive Summary Report

Appraisal Date 1/1/2003 - 2003 Assessment Roll

**Area Name / Number:** Snoqualmie/North Bend / Area 80

**Previous Physical Inspection:** 1997

**Sales - Improved Summary:**

Number of Sales: 515

Range of Sale Dates: 1/2001 - 12/2002

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV</b>
<b>2002 Value</b>	\$92,300	\$177,700	\$270,000	\$289,600	93.2%	11.09%
<b>2003 Value</b>	\$120,200	\$166,200	\$286,400	\$289,600	98.9%	6.82%
<b>Change</b>	+\$27,900	-\$11,500	+\$16,400		+5.7%	-4.27%
<b>% Change</b>	+30.2%	-6.5%	+6.1%		+6.1%	-38.50%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -4.27% and -38.50% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary Data:**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2002 Value</b>	\$101,000	\$172,100	\$273,100
<b>2003 Value</b>	\$126,700	\$159,100	\$285,800
<b>Percent Change</b>	+25.4%	-7.6%	+4.7%

Number of improved Parcels in the Population: 4927

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2002 or 2003 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

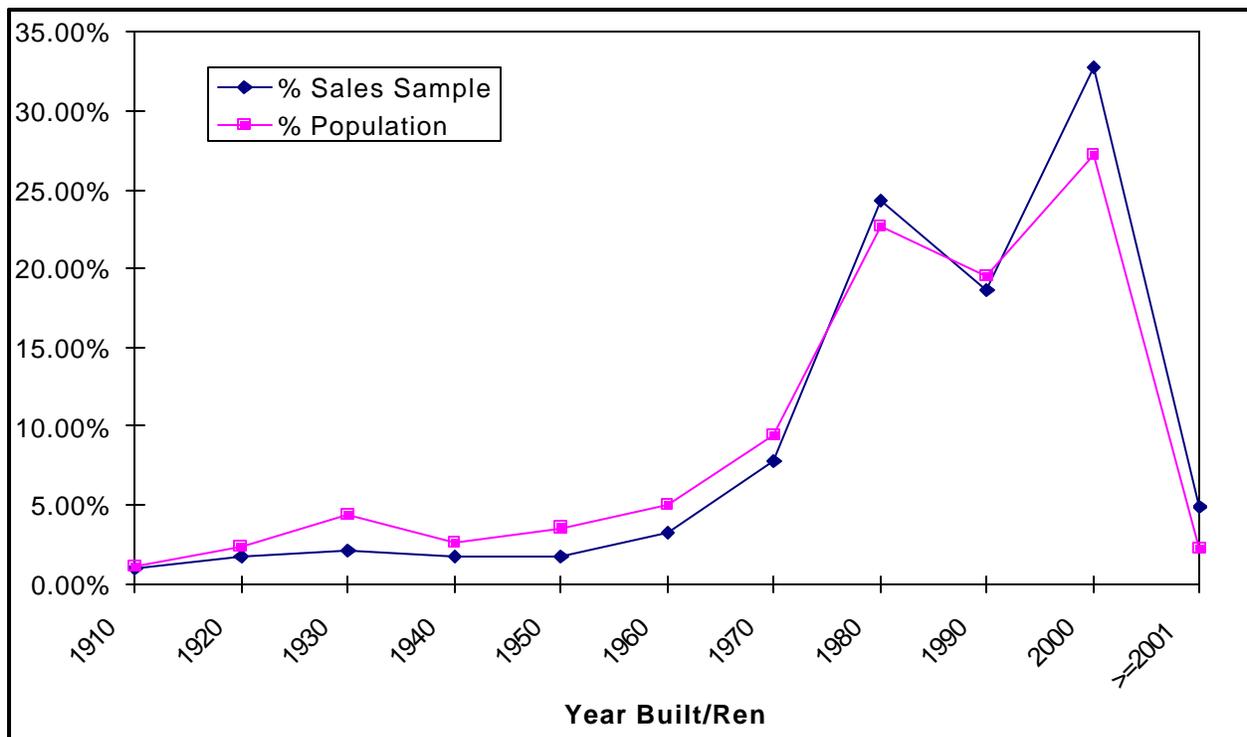
**Conclusion and Recommendation:**

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2003 Assessment Roll.

### Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	5	0.97%
1920	9	1.75%
1930	11	2.14%
1940	9	1.75%
1950	9	1.75%
1960	17	3.30%
1970	40	7.77%
1980	125	24.27%
1990	96	18.64%
2000	169	32.82%
>=2001	25	4.85%
	515	

Population		
Year Built/Ren	Frequency	% Population
1910	56	1.14%
1920	119	2.42%
1930	216	4.38%
1940	126	2.56%
1950	175	3.55%
1960	246	4.99%
1970	465	9.44%
1980	1114	22.61%
1990	964	19.57%
2000	1338	27.16%
>=2001	108	2.19%
	4927	

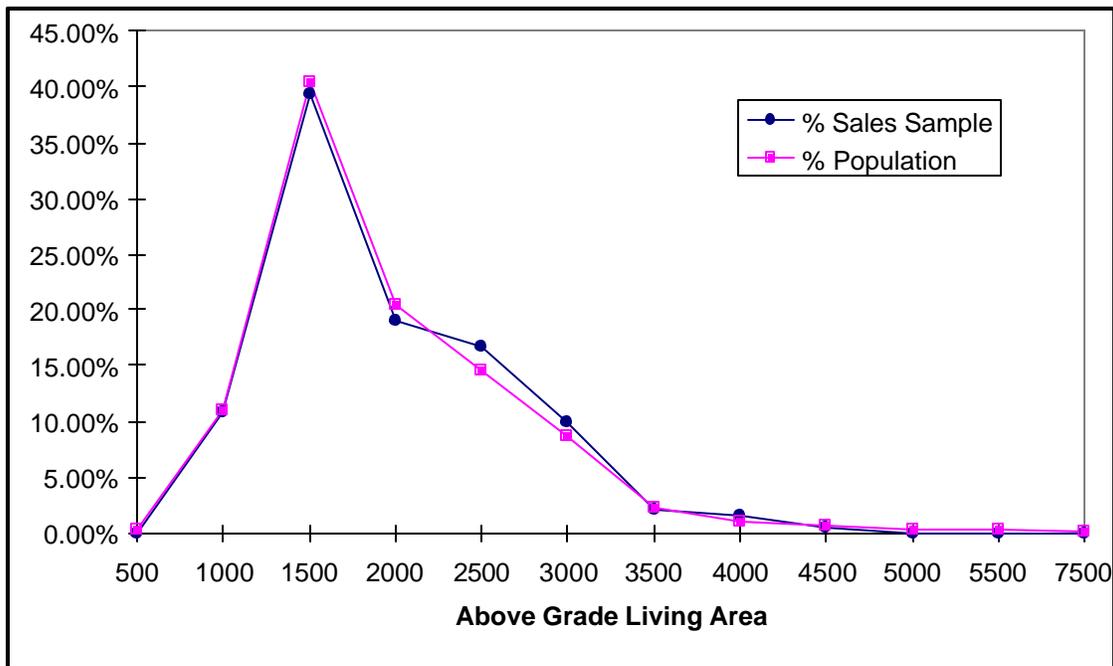


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	56	10.87%
1500	203	39.42%
2000	98	19.03%
2500	86	16.70%
3000	51	9.90%
3500	11	2.14%
4000	8	1.55%
4500	2	0.39%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	515	

Population		
AGLA	Frequency	% Population
500	14	0.28%
1000	545	11.06%
1500	1994	40.47%
2000	1005	20.40%
2500	718	14.57%
3000	428	8.69%
3500	115	2.33%
4000	53	1.08%
5000	30	0.61%
6000	13	0.26%
8000	10	0.20%
12500	2	0.04%
	4927	

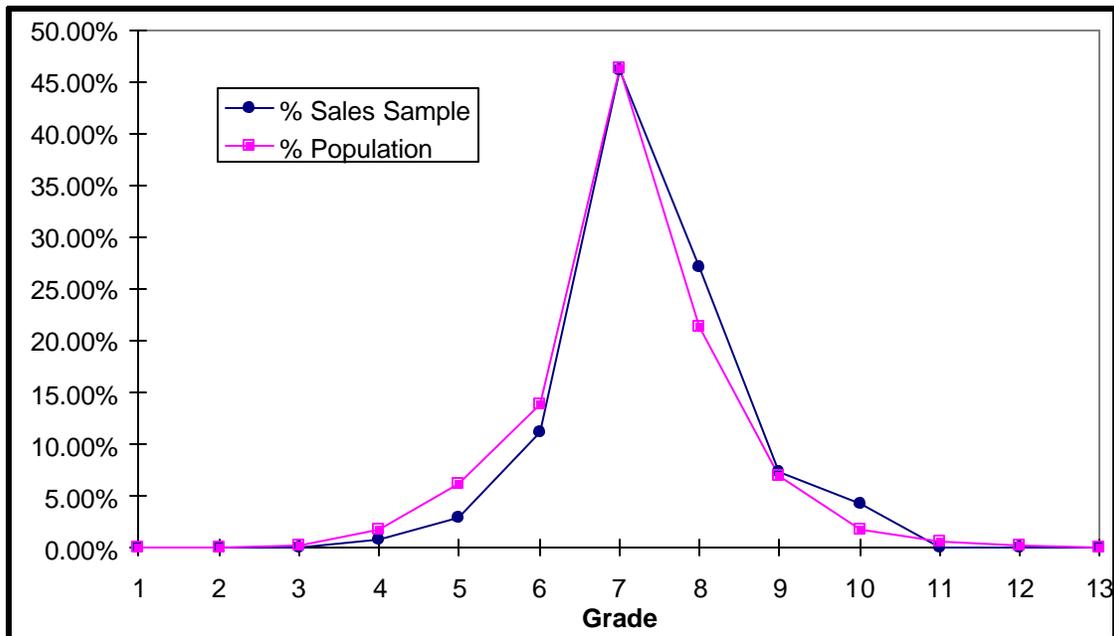


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.78%
5	15	2.91%
6	58	11.26%
7	238	46.21%
8	140	27.18%
9	38	7.38%
10	22	4.27%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	515	

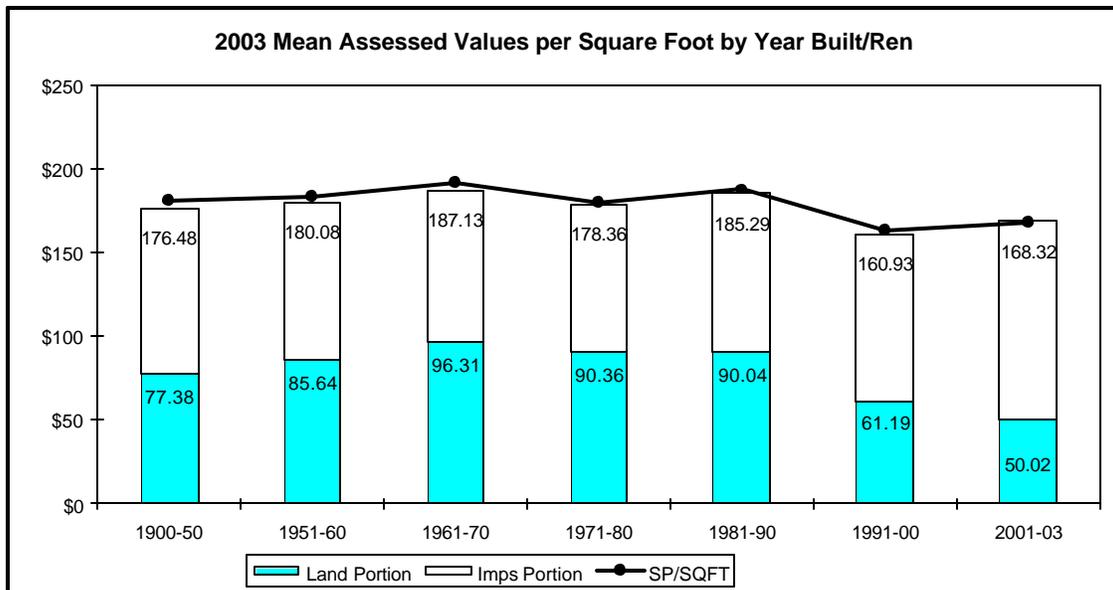
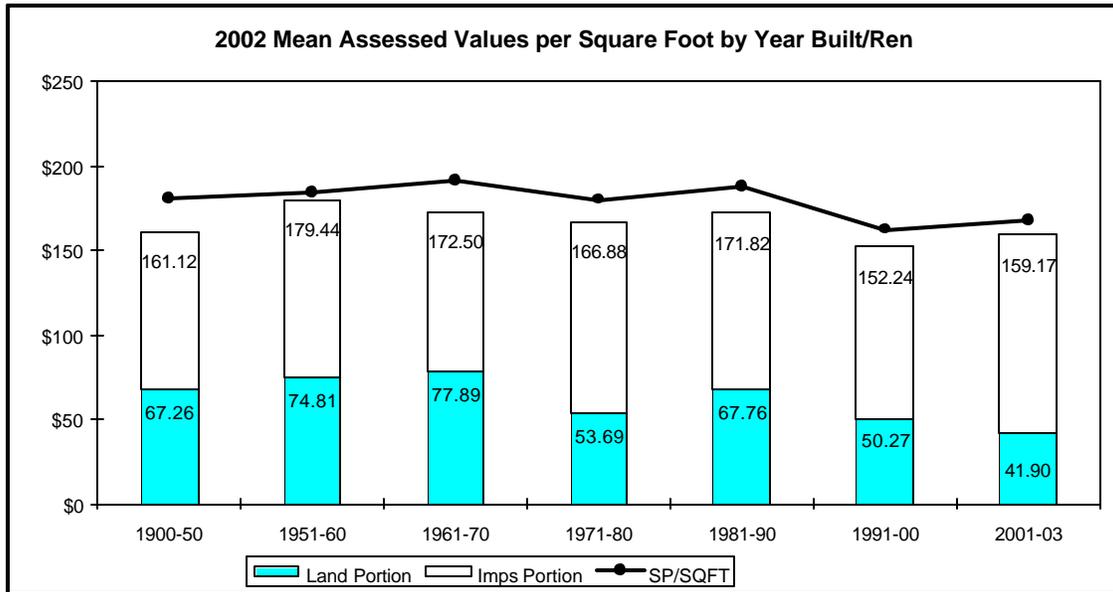
Population		
Grade	Frequency	% Population
1	0	0.00%
2	3	0.06%
3	11	0.22%
4	92	1.87%
5	311	6.31%
6	686	13.92%
7	2286	46.40%
8	1057	21.45%
9	342	6.94%
10	89	1.81%
11	32	0.65%
12	15	0.30%
13	3	0.06%
	4927	



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

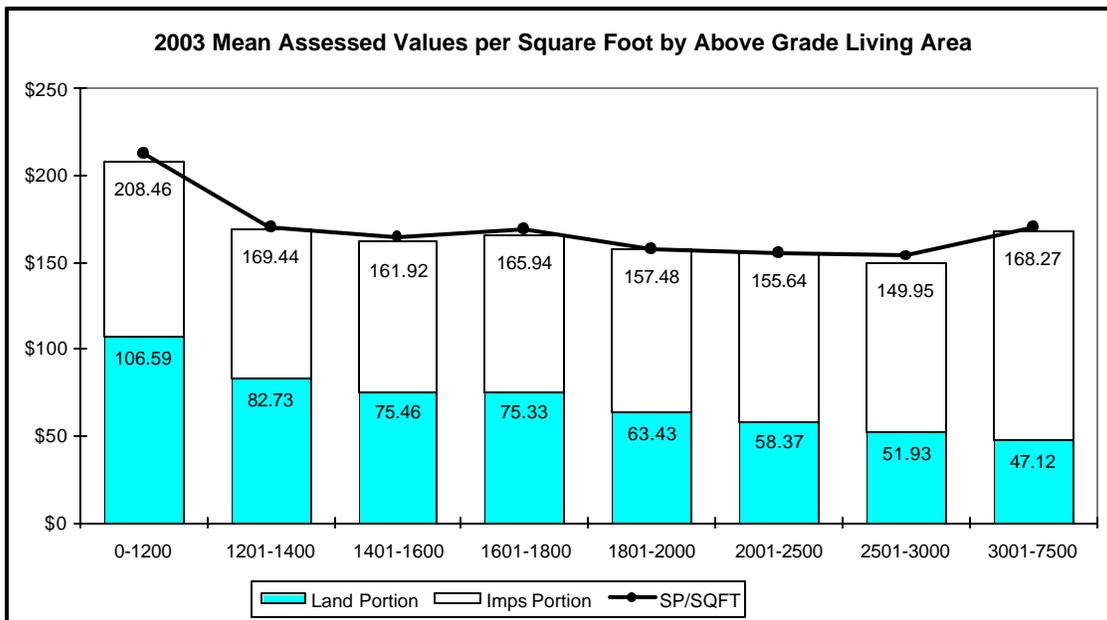
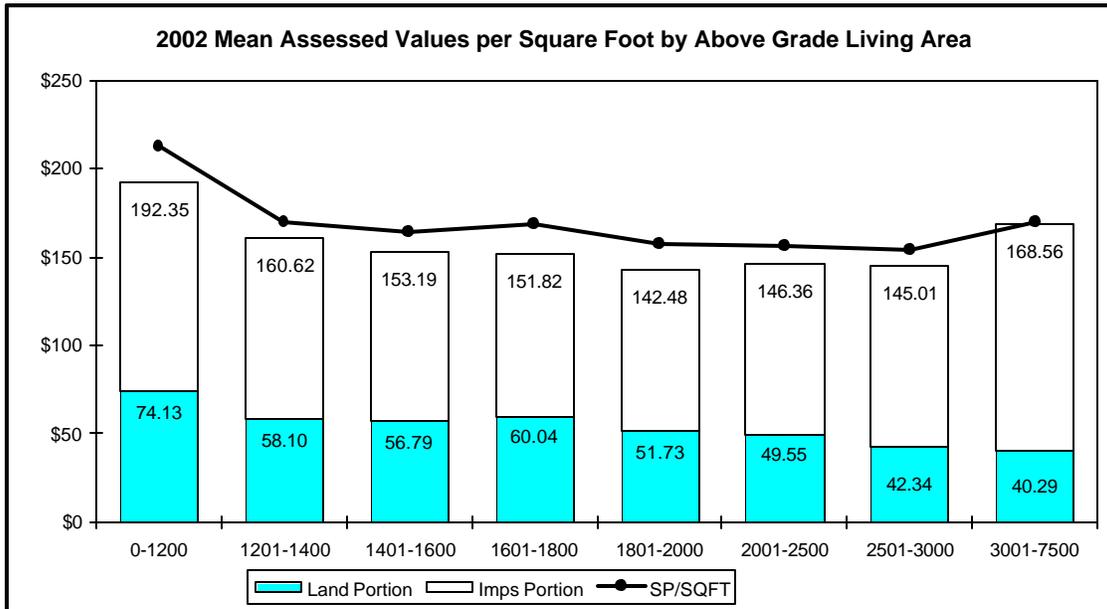
**Comparison of 2002 and 2003 Per Square Foot Values by Year Built or Year**

**Renovated**



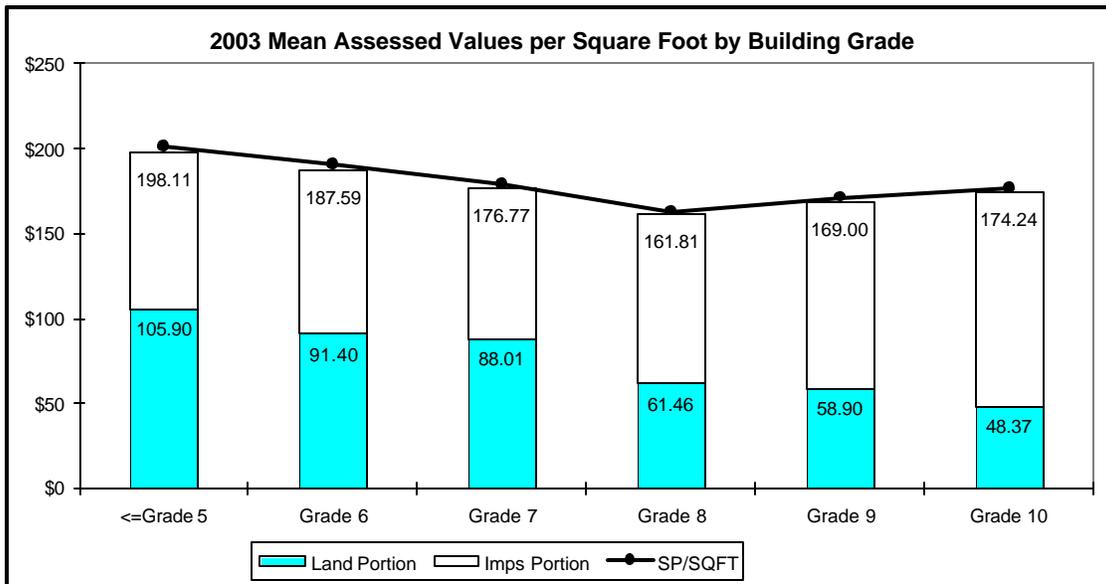
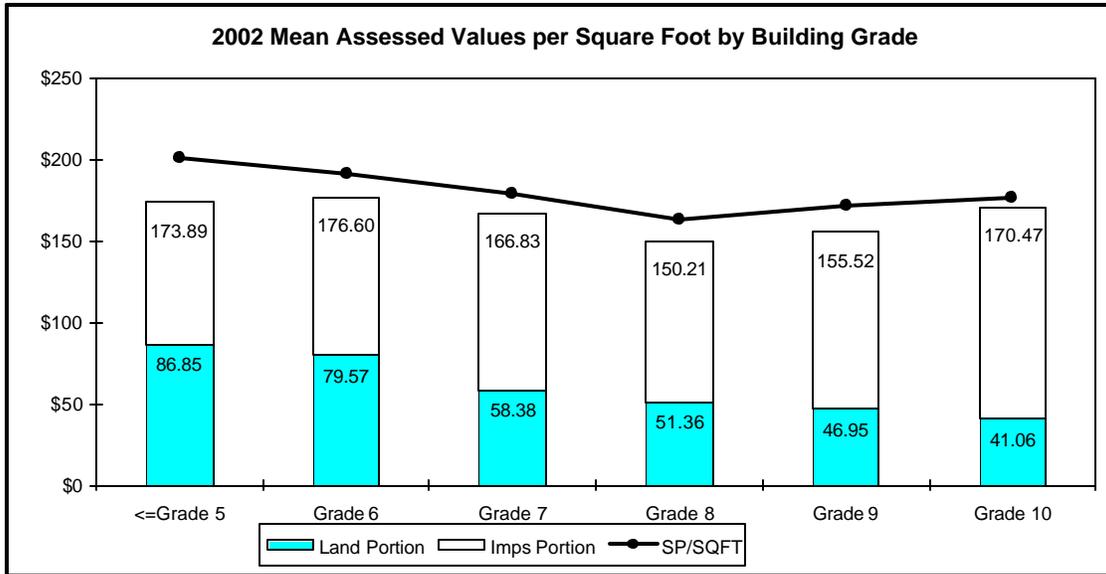
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area



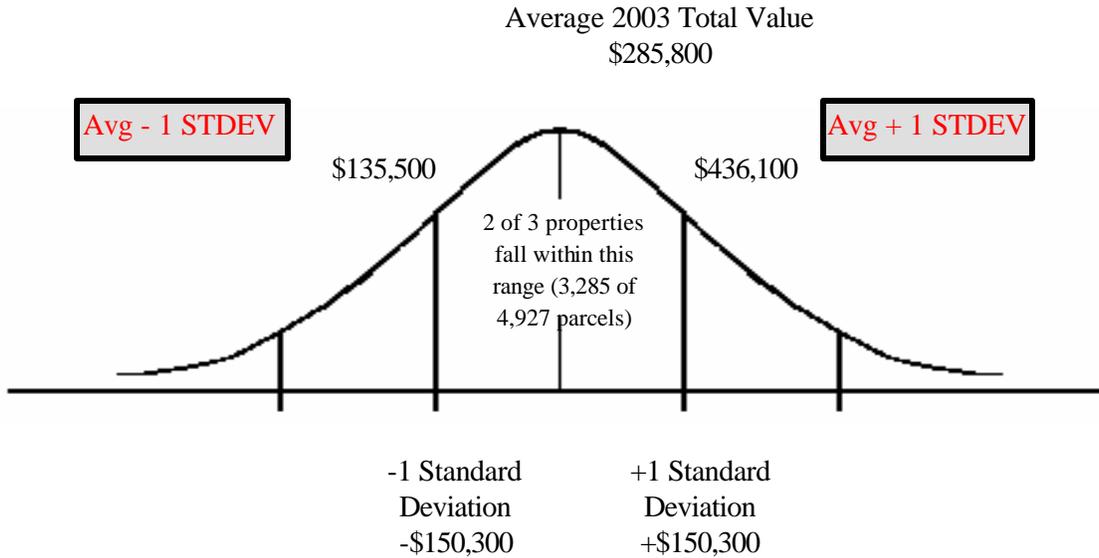
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2002 and 2003 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2002 or 2003 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2001 to 1/2003 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area 80 – Snoqualmie/North Bend: Snoqualmie, Tokul, Moon Valley, North Bend, Tanner and Cedar Falls.

### **Boundaries:**

The practical northern boundary would be Tokul Rd, the eastern boundary is located at the west 1/3 of range 9, the southern boundary is Rattle Snake Ridge and the Mount Baker-Snoqualmie National Forest and the western boundary Highway 18 and Snoqualmie Parkway. Snoqualmie Ridge is not part of Area 80.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 80 is located in East King County – Area 80 extends north to the King-Snohomish county line. Most parcels north of Tokul are Government owned. The majority of Residential properties are located Townships 23 & 24, ranges 7,8 & 9. North Bend and Snoqualmie are the only two incorporated municipalities in the area.

Area 80 is impacted by all three forks of the Snoqualmie River. Approximately 10% of the parcels in Area 80 have waterfront. Due to floodplain, floodway, channel migration and other sensitive area impacts, many properties located on or in close proximity to rivers are not developable or face certain development restriction. Despite these restrictions, market data would indicate that riverfront locations are positive attributes. Area 80 is also close to both winter recreation and major employment centers in King County.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2003 recommended values. This study benchmarks the current assessment level using 2002 posted values. The study was also repeated after application of the 2003 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 11.09% to 6.82%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2001 to 1/2003 were given primary consideration for valuing land. Enough land sales data was available to make alternative land valuations techniques such as residual, extraction, or allocation unnecessary. All accessible vacant land sales were inspected in the field and many were confirmed with parties to the sale.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

There are 7,073 total parcels in Area 80. 1,593 of these parcels are vacant with 570 of those are owned by Federal, State and Local Government agencies. 2,519 parcels in area 80 are located on lots 1 acre or larger. The land value model was divided into 8 specific neighborhoods with positive or negative adjustments for impacts if they are recognized as exceptions for a specific neighborhood.

Approximately 70% of all parcels have at least one impact, such as traffic noise, topography, erosion, landslide, steep slopes, wetland or 100 year flood plain. Impacts such as these would likely warrant downward adjustments if they are not typical for a specific neighborhood. 30% of the population is coded with some sort of view and 10% of the population is located on waterfront. Floodplain and floodway locations were major considerations in determining land values. No upward adjustments were made for average, mountain or territorial views. These views were considered common for the area.

Analysis of Area 80 indicated 8 market neighborhoods. Sales were stratified by lot size and neighborhood and a model was developed for each neighborhood. Paired sales analysis was used to check and confirm model values. Additional adjustments to each neighborhood were necessary for Riverfront, good and excellent views, traffic noise, power lines, non-buildable/non-perc lots, restrictive size/shape and a number of environmental impacts.

### ***Neighborhood Descriptions***

**Neighborhood 1 (NH1):** NH1 is the area due west of the Town of Snoqualmie located north of Interstate 90. NH1 also includes the Echo Lake area which is located on the other side of the freeway.

**Neighborhood 2 (NH2):** NH2 includes most of the old town of Snoqualmie located between Interstate 90 and the Snoqualmie River.

**Neighborhood 3 (NH3):** NH3 is the area north of the Town of Snoqualmie including Tokul and Moon Valley road.

**Neighborhood 4 (NH4):** NH4 includes the City of North Bend and the area just to the north located between Interstate 90 and the Middle Fork of the Snoqualmie River.

**Neighborhood 5 (NH5):** NH5 is the area east of North Bend and north of Interstate 90 along the Middle Fork of the Snoqualmie River.

**Neighborhood 6 (NH6):** NH6 is located south of Interstate 90 mostly accessed off of the main North Bend Exit and Ribary way.

## ***Neighborhood Descriptions***

**Neighborhood 7 (NH7):** NH7 is located south of Interstate 90 mostly accessed off of 436<sup>th</sup> Ave. SE (Cedar Falls Rd.).

**Neighborhood 8 (NH8):** NH8 is located south of Interstate 90 mostly accessed off of 468<sup>th</sup> Ave. SE (Edgewick Rd.).

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## Land Value Model Calibration

### Area 80 Benchmark Land Values

Acreage	Neigh.1	Neigh.2	Neigh.3	Neigh.4	Neigh.5	Neigh.6	Neigh.7	Neigh.8
0.10	\$80,000	\$75,000	\$90,000	\$105,000	\$100,000	\$110,000	\$100,000	\$95,000
0.25	\$95,000	\$90,000	\$105,000	\$120,000	\$115,000	\$130,000	\$120,000	\$105,000
0.5	\$110,000	\$105,000	\$120,000	\$135,000	\$130,000	\$145,000	\$140,000	\$120,000
0.75	\$120,000	\$115,000	\$130,000	\$145,000	\$140,000	\$150,000	\$145,000	\$130,000
1	\$125,000	\$120,000	\$135,000	\$150,000	\$145,000	\$155,000	\$150,000	\$135,000
1.25	\$130,000	\$125,000	\$140,000	\$155,000	\$150,000	\$160,000	\$155,000	\$140,000
1.5	\$135,000	\$130,000	\$145,000	\$160,000	\$155,000	\$165,000	\$160,000	\$145,000
1.75	\$140,000	\$135,000	\$150,000	\$165,000	\$160,000	\$170,000	\$165,000	\$150,000
2	\$145,000	\$140,000	\$155,000	\$170,000	\$165,000	\$175,000	\$170,000	\$155,000
2.25	\$150,000	\$145,000	\$160,000	\$175,000	\$170,000	\$180,000	\$175,000	\$160,000
2.5	\$155,000	\$150,000	\$165,000	\$180,000	\$175,000	\$185,000	\$180,000	\$165,000
2.75	\$160,000	\$155,000	\$170,000	\$185,000	\$180,000	\$190,000	\$185,000	\$170,000
3	\$165,000	\$160,000	\$175,000	\$190,000	\$185,000	\$195,000	\$190,000	\$175,000
3.5	\$175,000	\$170,000	\$185,000	\$200,000	\$195,000	\$205,000	\$200,000	\$185,000
4	\$185,000	\$180,000	\$195,000	\$210,000	\$205,000	\$215,000	\$210,000	\$195,000
4.5	\$195,000	\$190,000	\$205,000	\$220,000	\$215,000	\$225,000	\$220,000	\$205,000
5	\$205,000	\$200,000	\$215,000	\$230,000	\$225,000	\$235,000	\$230,000	\$215,000
6	\$225,000	\$220,000	\$235,000	\$250,000	\$245,000	\$255,000	\$250,000	\$235,000
7	\$245,000	\$240,000	\$255,000	\$270,000	\$265,000	\$275,000	\$270,000	\$255,000
8	\$265,000	\$260,000	\$275,000	\$290,000	\$285,000	\$295,000	\$290,000	\$275,000
9	\$285,000	\$280,000	\$295,000	\$310,000	\$305,000	\$315,000	\$310,000	\$295,000
10	\$305,000	\$300,000	\$315,000	\$330,000	\$325,000	\$335,000	\$330,000	\$315,000
11	\$315,000	\$310,000	\$325,000	\$340,000	\$335,000	\$345,000	\$340,000	\$325,000
12	\$325,000	\$320,000	\$335,000	\$350,000	\$345,000	\$355,000	\$350,000	\$335,000
13	\$335,000	\$330,000	\$345,000	\$360,000	\$355,000	\$365,000	\$360,000	\$345,000
14	\$345,000	\$340,000	\$355,000	\$370,000	\$365,000	\$375,000	\$370,000	\$355,000
15	\$355,000	\$350,000	\$365,000	\$380,000	\$375,000	\$385,000	\$380,000	\$365,000
16	\$365,000	\$360,000	\$375,000	\$390,000	\$385,000	\$395,000	\$390,000	\$375,000
17	\$375,000	\$370,000	\$385,000	\$400,000	\$395,000	\$405,000	\$400,000	\$385,000
18	\$385,000	\$380,000	\$395,000	\$410,000	\$405,000	\$415,000	\$410,000	\$395,000
19	\$395,000	\$390,000	\$405,000	\$420,000	\$415,000	\$425,000	\$420,000	\$405,000
20	\$405,000	\$400,000	\$415,000	\$430,000	\$425,000	\$435,000	\$430,000	\$415,000
21	\$412,500	\$407,500	\$422,500	\$437,500	\$432,500	\$442,500	\$437,500	\$422,500
22	\$420,000	\$415,000	\$430,000	\$445,000	\$440,000	\$450,000	\$445,000	\$430,000
23	\$427,500	\$422,500	\$437,500	\$452,500	\$447,500	\$457,500	\$452,500	\$437,500
24	\$435,000	\$430,000	\$445,000	\$460,000	\$455,000	\$465,000	\$460,000	\$445,000
25	\$442,500	\$437,500	\$452,500	\$467,500	\$462,500	\$472,500	\$467,500	\$452,500
30	\$467,500	\$462,500	\$477,500	\$492,500	\$487,500	\$497,500	\$492,500	\$477,500
35	\$492,500	\$487,500	\$502,500	\$517,500	\$512,500	\$522,500	\$517,500	\$502,500
40	\$517,500	\$512,500	\$527,500	\$542,500	\$537,500	\$547,500	\$542,500	\$527,500

**Land Value Model Calibration**

**Adjustments to Base Land Value**

<b>Area 80 Base Land Adjustments</b>	
Access:	Less 5%-20%
Restrictive Shape:	Less 5%-30%
Non-developable lots:	Less 50%-75%
Topo/Landslide/Erosion	Less 10%-30%
Power Lines	Less 10%-30%
Floodplain	Less 10%-20%
Floodway	Less 20%-40%
Sensitive Area	Less 10%-20%
Wetland	Less 10%-30%
Moderate Traffic	Less 5%
High Traffic	Less 5%-10%
Extreme Traffic	Less 10%-15%
Average Cascade View	No Adjustment
Good Cascade View	Plus 10%
Excellent Cascade View	Plus 20%
<b>Riverfront Adjustments</b>	
1 to 100 front feet	\$500/front foot
101 to 200 front feet	\$250/front foot
201 to 300 front feet	\$150/front foot
301 to 400 front feet	\$100/front foot
Waterfront with no WF view	Less 10%

## Land Value Model Calibration – Plats

### 80-2 Plats

PLAT NAME	MAJOR	SEC/TWN/RGE	# LOTS	LOT SIZE	YR BLT	GRADE	SITE VALUE
Evergreen Tracts Div. 1	242440	SE 27-24-08	21	.19 to .51 AC	1965 to 1996	6 to 8	\$114,000 to \$127,000
Evergreen Tracts Div. 2	242441	SE 27-24-08	11	.22 to .62 AC	1969 to 1996	6 to 7	\$114,000 to \$125,000
Johnson Heights Add	372830	SE 31-24-08	41	.32 to 3.27 AC	1955 to 1997	6 to 9	\$95,000 to \$106,000
Kimball Creek	386260	SE 31-24-08	15	.29 to .49 AC	1997 to 1999	8	\$125,000 to \$135,000
Maple Park TRS	510390	SE 30-24-08	17	.20 to .68 AC	1921 to 2001	6 to 7	\$85,000 to \$111,000
Meadow Park to Snoqualmie	541500	SE 31-24-08	49	.01 to .45 AC	1967 to 1968	6 to 7	\$20,000 to \$25,000
Meadowbrook to Snoqualmie Falls	541710	NE/NW 32-24-08	15	.15 AC	1923 to 1954	5 to 6	\$20,000
Meadowbrook 2 <sup>nd</sup> Snoqualmie Falls	541760	NE 32-24-08	39	.02 to 2.35 AC	1920 to 1969	5 to 7	\$20,000 to \$36,000
Mt Si Snoqualmie River Front Tracts	570250	SE/SW 26-24-08	68	.28 to 2.20 AC	1950 to 2002	1 to 8	\$39,000 to \$195,000
Myecho Lake TRS	573650	NE 02-23-07	6	.34 to 1.59 AC	1960 to 1989	7 to 8	\$116,000 to 206,000
Nelsons River Front TRS	602850	SW 26-24-08	16	.16 to .45 AC	1955 to 1997	2 to 8	\$36,000 to \$177,000
Rumbolz Sunset Highway TRS	746290	NE 02-23-07	49	.09 to 9.70 AC	1983 to 1999	5 to 8	\$1,000 to \$267,000
School Park TRS	760620	SE 30-24-08	61	.03 to 2.10 AC	1902 to 1996	3 to 7	\$74,000 to \$142,000
Si View Acre TRS Unrec	780290	NE/NW 31-24-08	92	.15 to 9.01 AC	1922 to 2000	3 to 10	\$51,000 to \$228,000
Si-View Add to Snoqualmie	780410	NE 31-24-08	15	.14 to .32 AC	1957 to 1993	6 to 7	\$77,000 to \$90,000
Snoqualmie Falls Add	784920	SE 30-24-08 NE 31-24-08 NW 32-24-08	201	.01 to 2.30 AC	1900 to 2003	4 to 8	\$20,000 to \$109,000
Snoqualmie Falls Replat	784970	NE 31-24-08 SE 30-24-08	21	.07 to .41 AC	1901 to 1963	3 to 8	\$75,000 to \$99,000
Snoqualmie Falls Replat Reserves Reserve	785020	NW 32-24-08	5	.12 to .41 AC	1922	6	\$32,000
Snoqualmie-Meadowbrook Add	785120	NW 32-24-08	13	.17 to .54 AC	1900 to 1985	4 to 7	\$28,000 to \$40,000
Steinloffs H F Unrec	799470	SW 30-24-08	16	.50 to 5.01 AC	1915 to 1965	1 to 7	\$99,000 to \$184,000
Weathervane Lane Estate	920270	NW 31-24-08	14	.28 to .31 AC	1969 to 1984	6 to 8	\$92,000 to \$97,000
Williams J S Add #1	942380	NE 31-24-08	60	.16 to .57 AC	1904 to 2002	5 to 7	\$20,000 to \$87,000
Windless Acres	947470	SE 31-24-08	10	.22 to .29 AC	1970 to 1980	6 to 7	\$114,000 to \$125,000

## Land Value Model Calibration – Plats

### 80-3 Plats

PLAT NAME	MAJOR	SEC/TWN/RGE	# LOTS	LOT SIZE	YR BLT	GRADE	SITE VALUE
Alpine Estates	019245	SW 14-23-08	44	.23 to .49 AC	1984 to 1986	7	\$102,000 to \$120,000
Alpine Estates Div No 02	019246	SW 14-23-08	40	.32 to .57 AC	1985-1987	6 to 7	\$120,000
Berry Estates	077660	SE 09-23-08	17	.22 to .38 AC	1983 to 1987	6 to 8	\$108,000 to \$143,000
Brookside Acres Add	115110	NW 15-23-08	51	.24 to 1.60 AC	1951 to 1994	5 to 8	\$120,000 to \$160,000
Circle River Ranch Add	159300	NW 03-23-08 NE 04-23-08	79	.25 to 9.73 AC	1962 to 2001	3 to 10	\$54,000 to \$254,000
Firstmark Add #10	256139	SW 03-23-08	4	.22 to .24 AC	1974	6 to 7	\$108,000
Gardiners Add to North Bend	270060	NE 09-23-08	10	.03 to .34 AC	1936 to 1953	5 to 7	\$94,000 to \$108,000
Jensens Herman Add to North Bend	370090	NE 15-23-08	5	.77 to .91 AC	1954 to 1982	5 to 8	\$145,000
Johnsons Frank Add to North Bend	373490	NE 09-23-08	13	.16 to .44 AC	1915 to 1993	4 to 8	\$94,000 to \$108,000
Kellys F Subdiv TRS	380800	NE 09-23-08	24	.05 to .45 AC	1910 to 2000	5 to 8	\$94,000 to \$144,000
Korsmo TRS	392840	SW 03-23-08	13	.22 to .36 AC	1948 to 1998	6 to 7	\$108,000
Korsmo TRS #2	392850	SW 03-23-08	5	.24 to .26 AC	1968 to 1977	7	\$108,000
La Forest Holm	395610	NE 15-23-08	19	.34 to .68 AC	1990 to 1993	9	\$135,000
Meadowbrook TRS	541870	SW 04-23-08 SE 05-23-08	17	.39 to 5.61 AC	1927 to 1995	4 to 7	\$60,000 to \$240,000
Middle Fork Park	550650	SW 12-23-08 NW 13-23-08	37	.18 to 1.48 AC	1989 to 2002	8 to 11	\$130,000 to \$213,000
Mills Add #2	554331	SW 03-23-08	7	.25 to .31 AC	1980	6 to 7	\$108,000
Mt Si Meadows	570245	NE 09-23-08 NW 10-23-08	46	.22 to .90 AC	1989 to 2001	6 to 8	\$84,000 to \$116,000
Mt Si Vista	570350	NE 15-23-08	39	.20 to 1.15 AC	1960 to 2002	7	\$120,000
River Glen Estates	732750	NW 13-23-08	33	.28 to .62 AC	1980 to 1987	7	\$115,000 to \$212,000
Riverpoint	733820	SW 07-23-09 NW 18-23-09	58	.45 to 1.06 AC	1992 to 1993	9	\$145,000
Riversi Estates	733830	SW 11-23-08	9	.66 to 1.98 AC	1967 to 2001	8 to 10	\$137,000 to \$165,000
Roberts 2 <sup>nd</sup> Add to Silver Creek	736640	NW 10-23-08	12	.22 to .27 AC	1965 to 1967	6 to 7	\$94,000
Sallal Prairie Estates	751170	SW 18-23-09	24	.46 to 5.20 AC	1997 to 1998	8	\$160,000
Shamrock Park Div #1	770830	SE 09-23-08	23	.24 to 1.12 AC	1969 to 1997	6 to 8	\$103,000
Si View Div No. 1	778710	SE 09-23-08 SW 10-23-08 NE 16-23-08	101	.15 to .30 AC	1995 to 1997	8	\$105,000 to \$120,000
Si View Div No. 2	778711	SE 09-23-08 NW 15-23-08 NE 16-23-08	81	.16 to .30 AC	1997 to 1999	8	\$120,000
Si View Div No. 3	778712	NE 16-23-08	73	.16 to .27 AC	1997 to 1999	8	\$120,000
Silver Creek TRS	779540	NW 10-23-08	74	.22 to .69 AC	1948 to 1997	8	\$84,000 to \$121,000
Silver Si	779580	NW 10-23-08	7	.22 AC	1968 to 1970	7	\$94,000
Silver Si Div No. 2	779581	NW 10-23-08	13	.20 to .28 AC	1971 to 1980	6 to 8	\$84,000 to \$94,000
Silver Si Div No. 3	779582	NW 10-23-08	11	.22 to .36 AC	1973 to 1976	7	\$84,000 to \$94,000
Snoqualm	784620	SW 03-23-08	15	.16 to .70 AC	2000 to 2002	10	\$120,000
Snoqualmie Add	784670	NE 09-23-08	21	.12 to .32 AC	1902 to 1960	4 to 7	\$76,000 to \$108,000
Stows Si-View Park #2	803880	SE 09-23-08	27	.22 to .47 AC	1970 to 1993	7 to 9	\$120,000

## Land Value Model Calibration – Plats

### 80-3 Plats

PLAT NAME	MAJOR	SEC/TWN/RGE	# LOTS	LOT SIZE	YR BLT	GRADE	SITE VALUE
Stows Si-View Add to North Bend	803990	SE 09-23-08	79	.16 to .74 AC	1959 to 2002	6 to 9	\$120,000 to \$160,000
Symmons Villa	816860	SW 10-23-08	15	.34 to .46 AC	1982 to 1993	7 to 8	\$118,000 to \$137,000
Tanner Addition	856480	SW 13-23-08	6	.84 to 1.11 AC	1988 to 1997	6 to 8	\$140,000
Taylor's Snoqualmie Prairie Acre TRS	857090	NE 09-23-08	58	.01 to 2.44 AC	1903-2001	4 to 7	\$78,000 to \$144,000
Taylor's WH Park to North Bend	857290	NE 09-23-08	15	.08 to 3.37 AC	1920 to 1993	5 to 9	\$94,000 to \$190,000
Walkers Fred Add to North Bend	912310	SW 03-23-08	12	.82 to 4.05 AC	1927 to 1995	6 to 8	\$108,000 to \$189,000
Wood River	951030	SE/SW 13-23-08	37	.71 to .95 AC	1994 to 1997	9-10	\$160,000
Wood River Div No. 02	951031	NW/SE/SW 13-23-08	37	.65 to 1.05 AC	1995 to 1997	9-10	\$160,000 to \$168,000
Wood River Div No. 03	951032	NW/SW 13-23-08	37	.59 to 1.16 AC	1996 to 1997	9	\$160,000 to \$168,000

## Land Value Model Calibration – Plats

### 80-7 Plats

PLAT NAME	MAJOR	SEC/TWN/RGE	# LOTS	LOT SIZE	YR BLT	GRADE	SITE VALUE
Cascade East	142230	NW/SW 19-23-09	29	.66 to .98 AC	1991 to 1994	8 to 9	\$121,000 to \$136,000
Cedar Village Div 1	147160	SW 14-23-08	25	.35 to .59 AC	1980 to 1986	7	\$108,000
Cedar Village Div 2	147161	SW 14-23-08	30	.31 to .47 AC	1980 to 1987	7 to 8	\$108,000 to \$120,000
Cedar Village Div 3	147162	SE 14-23-08	43	.34 to .60 AC	1982 to 1990	7 to 8	\$102,000 to \$165,000
Cedar Village Div 4	147163	SW 14-23-08	39	.29 to .55 AC	1981 to 1991	7 to 8	\$108,000 to \$148,000
Forster Woods Div No. 2	260772	SE 08-23-08 SW 09-23-08	53	.22 to .45 AC	1994 to 1996	8	\$130,000
Forster Woods Div No. 1	260773	SW 09-23-08 NW 16-23-08	52	.22 to .47 AC	1993 to 1995	8	\$123,000 to \$130,000
Forster Woods Div 4-A	260774	SE 08-23-08 SW 09-23-08 NW 16-23-08	15	.17 to .42 AC	1993 tp 1994	8	\$130,000
Forster Woods Div No. 03 04	260776	SW 09-23-08 NW 16-23-08	100	.22 to .46 AC	1995 to 1999	8	\$130,000
Mt Si View Estates No. 01	570300	SE/SW 23-23-08	12	1.97 to 5.27 AC	1986 to 1996	7 to 9	\$137,000 to \$208,000
Mt Si View Estates No. 02	570301	SE 23-23-08	28	1.12 to 5.03 AC	1988 to 2000	7 to 11	\$139,000 to \$210,000
Riverbend Homesites Div #1	733440	NE/NW 23-23-08	147	.15 to .62 AC	1962 to 1997	5 to 8	\$105,000 to \$142,000
Riverbend Homesites N Bend #2	733450	NE/NW 23-23-08	164	.17 to .68 AC	1963 to 2000	6 to 8	\$105,000 to \$142,000
Riverbend Homesites N Bend #3	733460	SE/SW 14-23-08 NE/NW 23-23-08	209	.16 to .80 AC	1965 to 2002	4 to 8	\$105,000 to \$136,000
Riverbend Homesites N Bend #4	733470	NE/NW 23-23-08	19	.22 to .48 AC	1965 to 1996	6 to 7	\$105,000 to \$115,000
Riverbend Homesites N Bend #5	733480	NE/NW 23-23-08	25	.72 to 6.55 AC	1968 to 2000	6 to 7	\$115,000 to \$198,000
South Fork Camp	788050	NW 30-23-09	28	.15 to .87 AC	1928 to 2002	3 to 8	\$108,000 to \$202,000
Uplands Reserve Ph 1	833577	NE/SE 21-23-08 SW 22-23-08 NW 27-23-08 NE/SE 28-23-08	38	2.66 to 7.20 AC	2003	11	\$227,000 to \$344,000
Uplands Snoqualmie Valley	883580	NE 21-23-08 NW/SW 22-23-08 NE/NW 27-23-08	76	3.10 to 9.93 AC	1999 to 2003	9 to 13	\$269,000 to \$389,000
Wilderness Rim Div #1	940700	SE/SW 27-23-08	190	.17 to .51 AC	1967 to 1998	6 to 8	\$90,000 to \$115,000
Wilderness Rim Div #2	940710	NW/SE/SW 27-23-08	297	.14 to .71 AC	1967 to 1999	5 to 8	\$90,000 to \$125,000
Wilderness Rim Div #3	940711	SE/SW 27-23-08	169	.15 to .80 AC	1970 to 1998	6 to 8	\$110,000 to \$125,000

**Vacant Sales Used In This Physical Inspection Analysis**

**Area 80**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	262408	9156	04/06/01	163000	224769	Y	N
2	262408	9160	01/03/01	87500	236530	Y	N
2	282408	9017	01/21/02	210000	554518	N	N
2	302408	9038	03/26/02	61500	7500	N	N
2	352408	9068	06/26/01	235000	218236	Y	N
2	362407	9041	01/22/01	75000	108900	N	N
2	362407	9071	11/25/02	149000	402059	N	N
2	570250	0025	07/26/01	85000	21000	N	Y
2	570250	0240	05/10/02	16000	95832	N	Y
2	780290	0405	11/12/02	166250	205168	Y	N
3	132308	9117	06/28/02	177000	91911	N	N
3	132308	9141	10/02/02	135000	166608	N	N
3	152308	9155	01/02/01	19950	9500	N	N
3	152308	9274	05/03/02	205950	163350	Y	N
3	152308	9275	12/04/02	200000	170426	N	N
3	162308	9002	11/13/02	225400	34147	N	N
3	172309	9034	09/26/02	375000	148104	N	Y
3	182309	9029	05/29/01	20000	60984	N	N
3	857090	0120	01/28/02	50000	106286	Y	Y
7	162308	9087	03/29/02	177500	180338	Y	N
7	162308	9164	03/29/02	177500	33898	N	N
7	192309	9043	08/22/01	80000	21791	N	N
7	192309	9068	08/23/02	60000	14484	N	N
7	222308	9001	01/11/01	230000	680842	Y	Y
7	252308	9086	09/05/02	180000	148540	N	N
7	262308	9132	10/24/02	222000	192348	N	N
7	302309	9007	10/25/02	145000	98562	N	N
7	302309	9046	12/27/02	470000	42920	N	N
7	352308	9025	09/19/02	165000	337154	N	N
7	733460	1380	12/16/02	277500	16400	N	N
7	883577	0010	06/11/01	389500	215595	Y	N
7	883577	0030	08/22/01	360000	313475	Y	N
7	883577	0100	03/06/01	450000	136290	Y	N
7	883577	0160	05/16/01	320000	313103	Y	N
7	883577	0210	10/26/02	320000	145854	N	N
7	883577	0240	10/29/02	295000	150721	N	N
7	883577	0290	09/19/02	330000	165323	Y	N
7	883577	0300	05/22/01	395000	151081	Y	N
7	883577	0340	10/22/01	390000	152044	Y	N
7	883580	0030	03/23/01	220000	206502	Y	N
7	883580	0140	08/01/01	310000	256803	Y	N
7	883580	0150	04/05/02	315000	310909	Y	N
7	883580	0160	05/15/02	310000	289625	Y	N
7	883580	0230	05/17/01	260000	296325	Y	N
7	883580	0380	09/12/01	225000	163651	Y	N

***Vacant Sales Used In This Physical Inspection Analysis***

***Area 80***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
7	883580	0400	07/08/02	397000	169549	Y	N
7	883580	0760	08/23/02	225000	350246	Y	N

**Vacant Sales Removed From This Physical Inspection Analysis**  
**Area 80**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	012307	9005	04/25/01	5755000	CORPORATE AFFILIATES; GOVERNMENT AGENCY; AND OTHER WARNINGS;
2	012307	9020	04/25/01	5755000	CORPORATE AFFILIATES; GOVERNMENT AGENCY; AND OTHER WARNINGS;
2	022307	9060	04/25/01	5755000	CORPORATE AFFILIATES; GOVERNMENT AGENCY; AND OTHER WARNINGS;
2	262408	9133	08/15/02	249500	MULTI-PARCEL SALE;
2	262408	9179	08/02/01	465000	MULTI-PARCEL SALE;
2	302408	9011	06/27/01	13300000	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
2	302408	9012	06/27/01	13300000	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
2	302408	9054	12/02/02	249100	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	312408	9128	05/09/01	750000	MULTI-PARCEL SALE;
2	332408	9015	03/29/02	777710	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	342408	9097	03/29/02	777710	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	352408	9024	07/25/02	150000	MULTI-PARCEL SALE;
2	362407	9055	06/18/02	62000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	362407	9086	12/17/01	139950	STATEMENT TO DOR;
2	362407	9087	06/26/01	152000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	362407	9145	10/04/02	5000	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR;
2	372830	0060	05/09/01	750000	MULTI-PARCEL SALE;
2	541710	0090	09/21/01	235000	MULTI-PARCEL SALE;
2	602850	0005	04/03/01	15000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
2	746290	0110	12/03/02	275000	MULTI-PARCEL SALE;
2	746290	0120	12/03/02	275000	MULTI-PARCEL SALE;
2	746290	0130	01/03/02	125000	CORPORATE AFFILIATES;
2	784920	0140	07/12/02	193500	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS;
2	942380	0285	12/03/02	45000	MULTI-PARCEL SALE;
2	942380	0295	12/03/02	45000	MULTI-PARCEL SALE;
3	032308	9020	04/02/02	419000	MULTI-PARCEL SALE;
3	032308	9177	03/29/02	777710	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	042308	9014	11/15/01	1500000	NON-PROFIT ORGANIZATION;
3	042308	9015	07/13/01	1700000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;

**Vacant Sales Removed From This Physical Inspection Analysis**

**Area 80**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	042308	9016	07/13/01	1700000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
3	042308	9017	07/13/01	1700000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
3	042308	9018	07/13/01	1700000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
3	052308	9009	12/20/02	365000	GOVERNMENT AGENCY;
3	052308	9010	12/20/02	365000	GOVERNMENT AGENCY;
3	052308	9011	12/20/02	365000	GOVERNMENT AGENCY;
3	052308	9012	12/20/02	365000	GOVERNMENT AGENCY;
3	052308	9015	12/20/02	365000	GOVERNMENT AGENCY;
3	082309	9034	05/09/02	54500	QUIT CLAIM DEED; STATEMENT TO DOR;
3	112308	9054	04/03/02	134000	GOVERNMENT AGENCY;
3	122308	9022	08/28/01	347500	MULTI-PARCEL SALE;
3	122308	9054	04/19/02	495000	MULTI-PARCEL SALE;
3	122308	9068	04/24/02	355000	GOVERNMENT AGENCY;
3	122308	9072	08/13/01	120000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	132308	9132	08/01/01	100000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	159300	0010	03/29/02	777710	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	159300	1210	03/29/02	777710	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	162308	9073	02/27/02	130000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	162308	9176	10/02/02	100000	NO MARKET EXPOSURE;
3	192309	9020	12/13/01	219000	CORPORATE AFFILIATES;
3	242309	9001	04/05/01	126000	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
3	242309	9003	04/05/01	126000	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
3	242309	9004	04/05/01	70000	GOVERNMENT AGENCY;
3	242309	9005	02/12/01	388000	GOVERNMENT AGENCY;
3	242309	9006	02/12/01	388000	GOVERNMENT AGENCY;
3	242309	9007	02/12/01	388000	GOVERNMENT AGENCY;
3	242309	9008	02/12/01	388000	GOVERNMENT AGENCY;
3	242309	9009	02/12/01	388000	GOVERNMENT AGENCY;
3	242309	9010	02/12/01	388000	GOVERNMENT AGENCY;
3	242309	9011	02/12/01	388000	GOVERNMENT AGENCY;
3	242309	9012	02/12/01	388000	GOVERNMENT AGENCY;
3	380800	0200	08/14/01	187500	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE;
3	784620	0020	09/18/02	1050000	MULTI-PARCEL SALE;
3	784620	0030	09/18/02	1050000	MULTI-PARCEL SALE;
3	784620	0040	09/18/02	1050000	MULTI-PARCEL SALE;
3	784620	0050	09/18/02	1050000	MULTI-PARCEL SALE;
3	784620	0060	09/18/02	1050000	MULTI-PARCEL SALE;
3	784620	0070	09/18/02	1050000	MULTI-PARCEL SALE;

**Vacant Sales Removed From This Physical Inspection Analysis**

**Area 80**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	784620	0090	09/18/02	1050000	MULTI-PARCEL SALE;
3	784620	0100	09/18/02	1050000	MULTI-PARCEL SALE;
3	784620	0110	09/18/02	1050000	MULTI-PARCEL SALE;
3	784620	0120	09/18/02	1050000	MULTI-PARCEL SALE;
3	857090	0029	10/04/01	162300	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
7	062308	9006	05/24/01	2000000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
7	062308	9024	03/26/01	850000	GOVERNMENT AGENCY; MULTI-PARCEL SALE; AND OTHER WARNINGS;
7	062308	9027	03/26/01	850000	GOVERNMENT AGENCY; MULTI-PARCEL SALE; AND OTHER WARNINGS;
7	082308	9010	05/30/01	1150000	TIMBER AND FOREST LAND; MULTI-PARCEL SALE;
7	082308	9013	05/30/01	1150000	TIMBER AND FOREST LAND; MULTI-PARCEL SALE;
7	082308	9025	05/31/01	954000	TIMBER AND FOREST LAND; EXEMPT FROM EXCISE TAX;
7	082308	9026	05/30/01	1150000	TIMBER AND FOREST LAND; MULTI-PARCEL SALE;
7	162308	9150	12/23/02	75000	NON-REPRESENTATIVE SALE;
7	192309	9060	07/03/01	135000	RELATED PARTY, FRIEND, OR NEIGHBOR; BUILDER OR DEVELOPER SALES;
7	222308	9045	10/16/02	265000	MULTI-PARCEL SALE;
7	252308	9068	03/25/02	20000	NO MARKET EXPOSURE;
7	252308	9105	04/03/02	128990	GOVERNMENT AGENCY;
7	302309	9049	07/13/01	130000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	733450	1220	09/14/02	232000	MULTI-PARCEL SALE;
7	883577	0330	12/21/01	50000	PERSONAL PROPERTY INCLUDED; FULL SALES PRICE NOT REPORTED; AND OTHER WARNINGS;
7	883580	0110	06/03/02	100450	NO MARKET EXPOSURE; QUIT CLAIM DEED;

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2001 to 1/2003 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

This report does not include any market trends or analysis. Only sales for the previous two years were considered to minimize the effect of any market trends in relation to the assessed values.

A total of 649 improved sales were analyzed in Area 80. The analysis consisted of a systematic review of pertinent characteristics such as Year Built, Condition, Grade, Above Grade Living Area, Garage, or Basement. After initial review, characteristics that indicated a possible adjustment were analyzed using NCSS (Number Crunching Statistical Software) along with Microsoft Excel. A number of charts, graphs and reports were scrutinized to determine which specific variables would be included in the final valuation model. These tools showed variables for Base Land Value, Accessory RCNLD (cost), Age, Condition, Grade, Above Grade Living Area, Total Covered Parking excluding carports, Total Basement less Basement Garage, Finished Basement, Lot Size 5 acres or greater, Waterfront Location and Variables for properties located in Riverbend and Wilderness Rim improved assessment uniformity. Through this process a characteristics based EMV (Estimate of Market Value) model was developed. Approximately 90% of the improved properties in Area 80 were valued using EMV.

The remaining properties were valued using RCNLD (Replacement Cost Less Depreciation), adjusted RCNLD or adjusted EMV. Properties valued using a method other than EMV are typically exception parcels or accessory only. Exception parcels for Area 80 include greater than or equal to grade 11, less than or equal to grade 4, improvement count is greater than 1, living units is greater than 1, mobile homes, improvements with obsolescence, percent complete or net condition and Accessory RCNLD is greater than \$40,000. Properties with high land to value ratios were also exceptions.

The improved parcel total value models are included later in this report.

## ***Improved Parcel Total Value Model Calibration***

The majority of improved parcels in Area 80 were valued using the multiplicative model below. The model was developed using NCSS (Number Crunching Statistical Software). RCNLD is an acronym for Replacement Cost New Less Depreciation.

<b><u>Variable</u></b>	<b><u>Transformation</u></b>
WILDERNESSRIMYN (Majors 940700 to 940715)	=If located in Wilderness Rim then natural log of 10 <i>LN(10) if located in Wilderness Rim</i>
RIVERBENDYN (Majors 733440 to 733480)	=If located in Riverbend then natural log of 10 <i>LN(10) if Located in Riverbend</i>
BaseLandC	=Natural log of Base Land divided by 1000 <i>LN(BaseLand/1000)</i>
AccyRcnldC	=Natural log of Accessory Rcnld divided by 100 plus 1 <i>LN((AccyRcnld/100)+1)</i>
AgeRenC	=Natural log of 2004 minus Year Built/Renovated plus 1 <i>LN(2004-YrBltRen+1)</i>
ConditionC	=Natural log of Condition <i>LN(Condition)</i>
Grade5YN	=If Grade=5 then natural log of 10 <i>LN(10) if grade=5</i>
Grade8YN	=If Grade=8 then natural log of 10 <i>LN(10) if grade=8</i>
Grade9YN	=If Grade=9 then natural log of 10 <i>LN(10) if grade=9</i>
Grade10YN	=If Grade=10 then natural log of 10 <i>LN(10) if grade=10</i>
AglaC	=Natural log of Agla divided by 100 <i>LN(Agla/100)</i>
TotCvdPkgNoCarportC	=Natural log of Covered parking less Carport divided by 10 plus 1 <i>LN(((CovPkg-Carport)/10)+1)</i>



**Improved Parcel Total Value Model Calibration Continued:**

UnfBPlusFinBByGradeC	=Natural log of Unfinished Basement less Basement Garage plus Finished Basement if Finished Basement Grade is greater than or equal to 5 divided by 10 plus 1 $LN(((TotBsmt+(((FinBGrade>5)*(FinBsmt)))-BsmtGar)/100)+1)$
WftLocYN	=If located on waterfront then natural log of 10 $LN(10)$ if waterfront location
LargeLot5ac	=If lot size is greater than or equal to 217,800 sq. ft. (5 acres) then natural log of 10. $LN(10)$ if 5 acres or larger

**Improved Parcel Valuation Model:**

$$=3.827698-3.108749E-02*WILDERNESSRIMYN-3.204201E-02*RIVERBENDYN+.1733668*BaseLandC+ 7.567176E-03*AccyRcnldC-5.600714E-02*AgeRenC+ .1231509*ConditionC-.0230371*Grade5YN+ 7.290813E-02*Grade8YN+ .1376683*Grade9YN+.2098402*Grade10YN+.293316*AglaC+ 1.182591E-02*TotCvdPkgNoCarportC+ 4.893566E-02*UnfBPlusFinBByGradeC+ 8.532909E-02*WftLocYN+.090495*LargeLot5ac$$

Total Value = Exponential of the sum of the coefficients times 1000  
 $(Exp(Sum\ of\ Coefficients))*1000)$

Truncate the result to "000".

Select Land Value = Base Land Value

Select Improvements Value = EMV (estimated market value) – Select Land Value

**Exception Parcels:**

Number of buildings	$\diamond < 1$
Building Grade	$< 5$ and $> 10$
% Complete	% Complete $< 100\%$
Obsolescence	Obsolescence $> 0$
Net Condition	Net Condition $> 0$
Poor Condition	Condition = 1 (Poor)
EMV is less than Base Land*	EMV $<$ Base Land Value

\*EMV is most commonly less than Base Land when extremely high Land Value to Total Value ratios exist.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

- |              |   |
|--------------|---|
| 1= Poor      | Many repairs needed. Showing serious deterioration  |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.   |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.   |

### **Residential Building Grades**

- |              |  |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.   |
| Grade 4      | Generally older low quality construction. Does not meet code.  |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.  |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.   |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.  |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.  |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present  |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

**Improved Sales Used In This Physical Inspection Analysis  
Area 80**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	784920	0725	06/05/02	100000	530	0	4	1910	4	4800	N	N	39111 SE ALPHA ST
2	760620	0310	01/19/01	146000	540	0	4	1939	4	7577	N	N	38177 SE CEDAR ST
2	202408	9036	02/11/02	135000	1220	0	4	1925	4	13911	N	N	39901 SE 53RD ST
2	362407	9020	04/25/02	210000	740	320	5	1952	5	34909	N	N	9325 372ND AV SE
2	784920	2801	09/25/02	159000	770	0	5	1937	5	2982	N	N	8364 DOONE AV SE
2	784970	0190	04/24/02	180000	800	0	5	1986	5	5400	N	N	8172 SILVA AV SE
2	784920	1965	10/19/01	150000	980	0	5	1910	5	3600	N	N	7925 SILVA AV SE
2	602850	0075	05/04/01	233000	990	0	5	1958	5	8170	Y	Y	7612 442ND PL SE
2	282408	9040	09/25/01	250000	1140	0	5	1975	5	120661	N	N	7020 411TH AV SE
2	784920	0780	03/20/02	139000	1410	0	5	1943	5	7200	N	N	39098 SE BETA ST
2	780290	0462	02/27/01	210000	1460	0	5	1936	5	65340	N	N	8431 378TH AV SE
2	799470	0016	05/28/02	177000	1480	0	5	1924	5	21779	N	N	37910 SE 80TH ST
2	784970	0095	06/25/02	189000	1620	0	5	1902	5	4980	N	N	8002 SILVA AV SE
2	942380	0270	07/06/01	167500	690	0	6	1917	6	7000	N	N	8501 382ND AV SE
2	942380	0135	03/08/01	165000	720	0	6	1917	6	7000	N	N	38134 SE 85TH ST
2	760620	0265	12/04/01	174000	780	0	6	1924	6	6000	N	N	38362 SE CEDAR ST
2	942380	0045	04/25/02	178000	790	0	6	1917	6	7700	N	N	8526 382ND AV SE
2	784920	0060	06/04/01	199950	850	0	6	1920	6	12710	Y	Y	39130 SE PARK ST
2	784920	1815	06/11/01	190000	860	0	6	1917	6	10800	N	N	7750 MAPLE AV SE
2	784920	0920	05/30/02	155000	860	0	6	1944	6	7200	N	N	39151 SE GAMMA ST
2	541710	0135	08/02/02	187000	940	0	6	1925	6	6600	N	N	39649 SE SPRUCE ST
2	352408	9020	10/16/02	185000	1040	0	6	1929	6	9583	N	N	8715 436TH PL SE
2	784920	0005	05/21/02	204000	1040	0	6	1937	6	7200	Y	Y	8202 PARK AV SE
2	942380	0265	10/22/01	190000	1180	0	6	1917	6	7000	N	N	8511 382ND AV SE
2	784920	1630	06/12/01	192500	1210	0	6	1910	6	5400	N	N	7940 MAPLE AV SE
2	784920	0985	04/22/02	182000	1220	0	6	1960	6	7200	N	N	8665 SCHUSMAN AV SE
2	312408	9060	05/25/01	201000	1250	0	6	1931	6	13503	Y	N	8303 384TH AV SE
2	760620	0215	06/27/02	184950	1300	0	6	1990	6	6000	N	N	38178 SE CEDAR ST
2	541760	0030	05/22/01	180000	1320	0	6	1926	6	6600	N	N	39611 SE PARK ST
2	784920	2540	11/19/01	190000	1360	0	6	1911	6	4200	N	N	8323 DOONE AV SE

**Improved Sales Used In This Physical Inspection Analysis  
Area 80**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	780290	0190	12/20/02	275000	1370	0	6	1930	6	14400	N	N	37805 SE 80TH ST
2	202408	9044	02/28/02	310000	1400	180	6	1924	6	42725	Y	N	39827 SE 53RD ST
2	302408	9034	05/01/02	205000	1400	0	6	1992	6	14077	N	N	7575 RAILROAD PL SE
2	312408	9036	10/04/01	260000	1410	0	6	1941	6	26551	Y	N	8624 384TH AV SE
2	942380	0300	07/12/02	239000	1830	0	6	1981	6	15050	N	N	8532 381ST PL SE
2	784920	2110	03/12/01	220000	1840	0	6	1942	6	7200	N	N	8111 SILVA AV SE
2	242440	0210	06/24/02	255000	850	510	7	1976	7	18450	Y	N	43401 SE 76TH ST
2	784920	1581	10/12/01	186950	890	0	7	1959	7	5000	N	N	7896 MAPLE AV SE
2	760620	0415	07/22/02	222000	970	0	7	1996	7	7000	N	N	38102 SE 80TH ST
2	262408	9080	12/28/01	242000	1100	0	7	1971	7	167270	N	N	44530 SE 70TH ST
2	784920	1210	06/20/02	207450	1100	0	7	1994	7	28800	N	N	8701 RAILROAD PL SE
2	784920	2575	06/20/02	204000	1120	0	7	1990	7	3600	N	N	8375 DOONE AV SE
2	242440	0160	02/21/01	251000	1170	240	7	1987	7	16650	Y	N	43507 SE 76TH ST
2	780410	0087	10/25/01	177000	1190	0	7	1959	7	7500	N	N	8410 MAPLE AV SE
2	362407	9139	12/09/02	301500	1200	1200	7	1995	7	44523	N	N	9402 370TH PL SE
2	242440	0170	09/04/01	227000	1260	0	7	1987	7	22050	Y	N	7608 435TH AV SE
2	242440	0100	07/23/02	252950	1340	0	7	1965	7	24200	Y	N	43420 SE 76TH ST
2	780410	0060	09/23/02	193000	1340	0	7	1970	7	7150	N	N	8475 MAPLE AV SE
2	760620	0377	06/17/02	235750	1340	0	7	1993	7	6000	Y	N	38175 SE FIR ST
2	510390	0035	05/21/02	190000	1350	0	7	1964	7	10125	N	N	38070 SE CEDAR ST
2	780410	0020	03/12/02	195000	1390	720	7	1966	7	9001	N	N	8476 SE REINIG RD
2	322408	9028	02/07/02	207500	1400	0	7	1924	7	9010	N	N	39165 SE EPSILON ST
2	242440	0070	04/16/02	229000	1420	0	7	1970	7	17385	Y	N	7504 434TH AV SE
2	302408	9081	10/20/02	196000	1420	0	7	1994	7	7202	N	N	7585 RAILROAD PL SE
2	746290	0040	03/23/01	236400	1470	0	7	1990	7	50094	N	N	9610 353RD PL SE
2	780290	0021	05/25/01	230000	1500	0	7	1973	7	15600	Y	N	8330 382ND AV SE
2	312408	9095	06/12/01	205000	1540	0	7	1978	7	15000	N	N	38329 SE 92ND ST
2	784920	1925	09/12/02	240900	1610	0	7	1985	7	5643	N	N	7851 MAPLE AV SE
2	202408	9054	04/12/02	390000	1620	750	7	1970	7	228254	Y	N	5375 397TH AV SE
2	510390	0065	06/17/01	238950	1620	0	7	2001	7	8856	N	N	7620 HARDING PL SE

**Improved Sales Used In This Physical Inspection Analysis  
Area 80**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	541760	0150	10/25/01	172900	1660	0	7	1959	7	9000	N	N	39735 SE WALNUT ST
2	784920	1150	04/04/01	229500	1680	0	7	2000	7	7168	N	N	8769 FALLS AV SE
2	262408	9158	08/27/01	400000	1700	0	7	1993	7	241322	N	N	7326 MOON VALLEY RD SE
2	746290	0015	08/21/02	240000	1760	0	7	1984	7	45133	N	N	9724 355TH AV SE
2	372830	0320	09/23/02	330000	1770	1100	7	1977	7	37501	Y	N	38052 SE 88TH ST
2	784970	0065	03/02/01	230000	1910	0	7	1926	7	7200	N	N	8001 MAPLE AV SE
2	780290	0504	07/30/01	220000	1970	0	7	1970	7	22144	Y	N	8527 374TH PL SE
2	784920	0055	06/01/01	258500	1090	0	8	1998	8	13266	Y	Y	39154 SE PARK ST
2	362407	9111	03/05/02	340000	1150	0	8	1983	8	218235	N	N	35722 SE 89TH PL
2	312408	9099	05/22/01	309950	1550	1280	8	1963	8	15600	Y	N	38039 SE 88TH ST
2	322408	9054	03/06/02	234950	1590	0	8	1945	8	6534	N	N	8566 MEADOWBROOK WY SE
2	372830	0260	10/16/02	295000	1810	0	8	1986	8	98881	Y	N	38010 SE 88TH ST
2	262408	9170	10/03/02	460000	1910	0	8	1996	8	213948	Y	N	7421 442ND PL SE
2	312408	9140	06/13/01	294000	1970	0	8	1998	8	7850	Y	N	38502 SE ROBERTS CT
2	784920	0695	06/27/01	202500	2000	0	8	1955	8	14400	N	N	39185 SE ALPHA ST
2	362407	9140	08/21/01	337000	2050	350	8	1987	8	37126	N	N	9408 370TH PL SE
2	784920	1910	02/13/02	320000	2050	0	8	2001	8	4591	N	N	7821 MAPLE AV SE
2	262408	9065	05/31/01	399000	2100	0	8	1980	8	20908	N	N	44646 SE 71ST ST
2	262408	9169	07/29/02	560000	2160	0	8	1993	8	220910	Y	N	7413 442ND PL SE
2	386260	0140	09/09/02	340000	2420	0	8	1997	8	17086	Y	N	38554 SE KIMBALL CREEK DR
2	386260	0100	07/22/02	385000	2420	0	8	1998	8	19792	Y	N	38570 SE KIMBALL CREEK DR
2	372830	0150	08/15/02	379500	2440	0	8	1994	8	15916	Y	N	9002 381ST AV SE
2	386260	0150	03/20/01	379950	2680	0	8	1997	8	21446	Y	N	38550 SE KIMBALL CREEK DR
2	282408	9069	10/23/02	445000	1970	0	9	1985	9	109020	N	N	41021 SE 67TH ST
2	262408	9172	12/06/01	585000	2720	0	10	1987	10	53578	Y	N	7111 440TH AV SE
2	352408	9067	03/21/02	850000	3990	0	10	2002	10	218236	Y	N	8130 438TH AV SE
2	352408	9066	10/10/01	771850	4380	0	10	2001	10	218236	Y	N	8210 438TH AV SE
3	159300	0440	06/20/02	187000	700	0	4	1966	4	12470	Y	Y	10219 416TH AV SE
3	857090	0184	02/11/02	198000	730	0	5	1918	5	27007	N	Y	245 SYDNEY AV N
3	032308	9034	03/26/01	222000	770	0	5	1926	5	157687	N	N	42402 SE 108TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 80**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	132308	9049	03/27/01	173000	860	0	5	1936	5	4800	N	N	45511 SE 141ST ST
3	159300	0370	11/15/01	236000	900	0	5	1967	5	13500	Y	Y	10113 416TH AV SE
3	102308	9124	05/29/01	380000	730	0	6	1964	6	362855	N	N	12002 434TH AV SE
3	032308	9063	02/06/02	185000	740	0	6	1949	6	13939	N	N	710 NE 8TH ST
3	541870	0111	02/02/01	174000	880	0	6	1950	6	23533	N	N	1439 BENDIGO BL
3	162308	9029	07/11/02	187500	930	0	6	1951	6	42438	N	N	13319 415TH WY SE
3	132308	9076	07/10/01	276000	950	0	6	1969	6	50529	Y	Y	46723 SE 134TH ST
3	032308	9127	08/13/01	225000	970	0	6	1953	6	71438	Y	N	10920 428TH AV SE
3	857090	0187	02/22/02	190000	1010	0	6	1938	6	6480	N	N	328 2ND ST
3	779540	0045	07/11/01	197500	1060	0	6	1954	6	10095	Y	N	414 ORCHARD AV NE
3	162308	9080	11/13/02	225400	1060	0	6	1956	6	18000	N	N	12832 412TH WY SE
3	162308	9027	04/16/02	177900	1100	0	6	1963	6	24700	N	N	13207 415TH WY SE
3	092308	9056	06/20/02	239950	1130	0	6	1963	6	21780	N	N	12714 412TH WY SE
3	770830	0130	06/20/02	205000	1140	500	6	1977	6	11560	Y	N	12318 415TH AV SE
3	077660	0060	12/18/01	195000	1160	0	6	1986	6	9600	N	N	41311 SE 125TH ST
3	077660	0130	11/21/01	202500	1180	0	6	1983	6	10277	N	N	12425 415TH AV SE
3	032308	9040	07/24/02	225000	1280	0	6	1938	6	24705	Y	N	10524 428TH AV SE
3	770830	0180	02/12/01	186000	1300	0	6	1977	6	10412	N	N	12215 413TH AV SE
3	122308	9050	09/04/01	205000	1340	0	6	1971	6	11800	N	N	12525 458TH AV SE
3	857090	0021	05/01/01	192000	1390	0	6	1911	6	10500	N	N	611 BALLARAT AV N
3	032308	9141	08/09/01	212500	1400	0	6	1972	6	13350	Y	N	42830 SE 108TH ST
3	032308	9024	01/22/02	265000	1410	0	6	1939	6	36603	Y	N	10404 428TH AV SE
3	182309	9040	03/14/02	343500	1430	0	6	1999	6	247856	Y	N	48122 SE 130TH ST
3	152308	9146	12/18/02	272950	1470	0	6	1910	6	52707	N	N	43119 SE NORTH BEND WY
3	270060	0005	05/17/01	245000	2380	0	6	1949	6	8742	N	N	221 E 3RD ST
3	019245	0380	11/19/01	204000	840	300	7	1985	7	16742	Y	N	43914 SE 139TH ST
3	570350	0150	04/11/02	223000	1010	460	7	1981	7	9000	Y	N	13315 433RD CT SE
3	570350	0370	07/18/02	229950	1080	0	7	1980	7	9480	Y	N	13537 434TH AV SE
3	732750	0150	05/21/01	225900	1130	350	7	1980	7	12616	N	N	13106 455TH PL SE
3	570350	0050	08/23/01	265000	1140	580	7	1979	7	9450	Y	N	13426 434TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	570350	0040	08/30/02	249950	1140	580	7	1979	7	9800	Y	N	13514 434TH AV SE
3	570350	0070	04/05/02	247000	1140	580	7	1980	7	15468	Y	N	13410 434TH AV SE
3	019246	0100	08/09/01	204000	1140	0	7	1985	7	15203	N	N	13639 439TH AV SE
3	019246	0110	02/21/01	196500	1140	0	7	1985	7	22100	N	N	13635 439TH AV SE
3	019246	0300	01/29/01	193600	1140	0	7	1986	7	14144	N	N	43625 SE 137TH CT
3	570350	0080	03/06/01	239950	1180	550	7	1981	7	11520	Y	N	13402 434TH AV SE
3	816860	0150	04/11/02	237950	1180	550	7	1982	7	15580	N	N	42532 SE 127TH PL
3	115110	0050	07/23/01	215000	1190	0	7	1968	7	12884	N	N	13205 423RD AV SE
3	115110	0053	12/21/01	220000	1190	0	7	1968	7	12884	N	N	13211 423RD AV SE
3	019245	0350	08/02/02	235000	1200	0	7	1984	7	14770	Y	N	13820 439TH PL SE
3	019245	0270	04/30/01	221000	1200	0	7	1984	7	15247	Y	N	13821 438TH PL SE
3	032308	9155	09/05/02	275000	1210	330	7	1989	7	10454	Y	N	903 MILLS PL NE
3	779540	0025	09/04/02	218000	1220	0	7	1954	7	9811	N	N	513 ORCHARD AV NE
3	779540	0155	06/01/01	191000	1220	0	7	1959	7	9635	N	N	516 NE 6TH ST
3	803990	0086	09/04/02	216500	1220	0	7	1962	7	7250	N	N	445 MEADOW DR SE
3	779582	0080	08/10/01	199950	1230	0	7	1975	7	9914	Y	N	424 BOXLEY PL NE
3	779580	0020	07/19/02	209000	1250	0	7	1968	7	9630	Y	N	809 NE 6TH ST
3	019246	0150	06/27/02	235000	1260	0	7	1986	7	15470	N	N	43827 SE 136TH ST
3	152308	9238	04/10/01	220000	1290	0	7	1995	7	6375	Y	N	43321 SE CEDAR FALLS WY
3	732750	0020	08/16/01	296500	1330	750	7	1980	7	12895	N	N	45327 SE TANNER RD
3	816860	0130	01/15/02	278000	1330	470	7	1987	7	15000	N	N	1040 SE SYMMONS PL
3	732750	0040	09/14/01	229950	1370	0	7	1980	7	15611	N	N	13116 454TH PL SE
3	102308	9200	10/29/02	224100	1390	0	7	1965	7	12150	Y	N	11252 428TH AV SE
3	779540	0131	09/20/02	236000	1390	0	7	1966	7	10097	Y	N	429 THRASHER AV NE
3	142308	9151	05/23/02	248500	1400	0	7	1987	7	45302	N	N	44708 SE MOUNT SI RD
3	570245	0030	10/22/01	232400	1410	0	7	1989	7	9674	Y	N	230 NE 4TH ST
3	019246	0070	07/18/01	239000	1470	0	7	1986	7	17187	N	N	13630 439TH AV SE
3	779540	0020	11/20/01	223000	1480	0	7	1950	7	10097	N	N	429 ORCHARD AV NE
3	115110	0172	12/06/01	247500	1490	0	7	1965	7	22077	N	N	13517 421ST AV SE
3	032308	9166	04/05/02	249950	1490	0	7	1985	7	27437	N	N	629 NE 10TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	732750	0030	08/16/01	242000	1500	0	7	1980	7	14216	N	N	13111 454TH PL SE
3	019246	0140	05/07/02	238500	1510	0	7	1985	7	15144	N	N	13611 439TH AV SE
3	816860	0110	08/14/02	255950	1530	0	7	1987	7	15925	N	N	12636 425TH CT SE
3	152308	9215	04/26/01	235000	1570	0	7	1979	7	16117	N	N	43128 SE 134TH CT
3	142308	9109	04/25/01	270000	1590	0	7	1987	7	45302	N	N	45131 SE 130TH PL
3	554331	0020	02/12/02	232000	1600	0	7	1980	7	11200	Y	N	825 MILLS PL NE
3	732750	0250	10/24/02	355000	1600	0	7	1983	7	15366	N	Y	45410 SE TANNER RD
3	142308	9142	05/11/01	260000	1610	0	7	1987	7	57063	N	N	45120 SE 130TH PL
3	182309	9042	03/27/01	510000	1640	1080	7	1983	7	308950	Y	Y	48313 SE 130TH ST
3	115110	0051	05/22/02	250000	1650	0	7	1960	7	35810	N	N	42210 SE 133RD ST
3	779540	0081	07/11/01	221000	1660	0	7	1955	7	9733	Y	N	513 MERRITT DR
3	803880	0120	11/26/02	248000	1660	0	7	1976	7	11250	N	N	450 SE ALDER DR
3	032308	9156	01/08/02	224000	1660	0	7	1984	7	10454	N	N	829 MILLS PL NE
3	019246	0270	10/05/01	242000	1680	0	7	1985	7	15306	N	N	13724 437TH PL SE
3	803990	0080	07/10/02	275000	1700	0	7	1987	7	10298	N	N	542 MEADOW DR SE
3	779540	0035	07/23/01	232950	1720	0	7	1987	7	9788	N	N	524 ORCHARD AV NE
3	152308	9044	11/14/02	306200	1750	0	7	1993	7	21110	N	N	13828 432ND AV SE
3	732750	0290	01/23/01	295000	1860	0	7	1985	7	14070	Y	Y	45326 SE TANNER RD
3	152308	9225	05/02/02	267840	1860	0	7	1990	7	33150	N	N	42830 SE CEDAR FALLS WY
3	570245	0050	02/12/01	249950	1870	0	7	1989	7	9630	Y	N	250 NE 4TH ST
3	803990	0035	05/03/01	233500	1900	0	7	1968	7	13100	N	N	431 SE ORCHARD DR
3	770830	0140	09/03/02	255000	1910	0	7	1977	7	10720	Y	N	12312 415TH AV SE
3	392840	0120	12/03/02	287950	1960	0	7	1998	7	9750	N	N	811 NE 9TH ST
3	803990	0285	12/17/01	235000	1980	0	7	1977	7	9900	Y	N	460 MEADOW DR SE
3	803880	0200	09/18/01	238500	2000	0	7	1975	7	16020	N	N	445 SE ALDER DR
3	072309	9072	08/09/01	307380	2020	0	7	1990	7	70998	N	N	47122 SE MOUNT SI RD
3	142308	9028	11/08/01	540000	2020	1010	7	1993	7	487436	N	Y	13314 446TH AV SE
3	857090	0280	12/31/02	270000	2310	0	7	1987	7	7590	N	N	230 BALLARAT AV N
3	072309	9032	08/17/01	239000	2520	0	7	1966	7	28809	N	N	48102 SE 127TH ST
3	132308	9130	07/02/02	358400	1180	630	8	1989	8	54450	N	N	13213 461ST AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	159300	1285	12/13/02	375000	1270	1270	8	1970	8	91630	N	N	10321 428TH AV SE
3	803990	0235	08/30/01	250000	1430	0	8	1984	8	15200	N	N	750 MEADOW DR SE
3	803990	0400	12/12/02	254000	1670	0	8	1968	8	13775	N	N	448 SE MAPLE DR
3	803990	0340	10/11/02	295950	1690	0	8	1995	8	14400	Y	N	542 RIVERSIDE DR SE
3	132308	9116	11/08/01	424000	1740	0	8	1985	8	33945	Y	Y	46121 SE 134TH ST
3	803880	0230	12/09/02	315500	1800	0	8	1987	8	20625	N	N	900 MEADOW DR SE
3	778710	0810	03/07/02	357000	1900	0	8	1997	8	7389	Y	N	545 SE 9TH ST
3	778710	0650	10/03/02	349000	1910	0	8	1997	8	7706	Y	N	500 SE 8TH ST
3	751170	0120	07/03/01	309000	1960	0	8	1997	8	21256	N	N	13893 473RD CT SE
3	778710	0680	12/16/02	324000	1990	0	8	1996	8	8482	Y	N	440 SE 8TH ST
3	778710	0920	11/21/02	324950	2000	0	8	1997	8	7300	N	N	525 SE 8TH ST
3	778710	0630	05/25/02	309900	2010	0	8	1996	8	7127	Y	N	540 SE 8TH ST
3	152308	9257	06/11/01	340000	2036	0	8	1996	8	39262	N	N	13808 432ND AV SE
3	778710	0860	01/23/01	298000	2040	0	8	1997	8	7775	Y	N	470 SE 9TH ST
3	072309	9044	02/12/02	317000	2075	0	8	2002	8	16200	N	N	48120 SE 127TH ST
3	778710	0130	09/12/01	323750	2110	0	8	1996	8	13084	Y	N	405 SE 5TH ST
3	077660	0120	07/25/01	340500	2130	0	8	1987	8	16637	Y	N	12432 415TH AV SE
3	778710	0930	02/21/02	319000	2150	0	8	1997	8	7254	Y	N	545 SE 8TH ST
3	778712	0290	06/27/02	349950	2150	0	8	1998	8	7367	Y	N	315 SE 10TH CIR
3	778711	0280	03/25/02	322000	2160	0	8	1998	8	7749	Y	N	1060 SE 11TH PL
3	152308	9251	05/13/02	387500	2190	0	8	1987	8	37196	Y	N	42035 SE 129TH ST
3	778711	0250	11/22/02	320000	2210	0	8	1998	8	7742	Y	N	1018 SE 11TH PL
3	778711	0680	02/12/02	319000	2210	0	8	1998	8	8010	Y	N	860 SE 10TH ST
3	142308	9172	11/16/01	335000	2220	0	8	1990	8	47044	N	N	44422 SE 130TH ST
3	072309	9043	12/26/01	304950	2300	0	8	2001	8	20200	N	N	48118 SE 127TH ST
3	778711	0400	04/15/01	338000	2320	0	8	1997	8	8847	Y	N	1085 SE 11TH PL
3	778711	0570	12/06/01	357000	2320	0	8	1997	8	9961	Y	N	625 SE 10TH ST
3	778711	0510	08/22/02	359000	2320	0	8	1997	8	11717	Y	N	1000 MOUNTAIN VIEW BL SE
3	778712	0380	03/21/02	337000	2320	0	8	1998	8	7726	Y	N	325 SE 10TH CIR
3	778710	0900	11/09/01	318000	2360	0	8	1997	8	8261	N	N	485 SE 8TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	778711	0110	02/24/01	333500	2370	0	8	1998	8	8989	Y	N	355 10TH PL SE
3	778712	0500	04/17/01	340000	2400	0	8	1999	8	8320	Y	N	385 SE 13TH PL
3	778712	0170	12/04/02	365500	2400	0	8	1999	8	8595	Y	N	175 SE 10TH CIR
3	778710	0910	04/11/02	349950	2420	0	8	1996	8	7874	Y	N	505 SE 8TH ST
3	778710	0690	06/22/01	346250	2420	0	8	1996	8	9643	N	N	420 SE 8TH ST
3	778710	0620	07/10/02	350950	2420	0	8	1997	8	7312	Y	N	560 SE 8TH ST
3	778712	0570	10/29/01	325000	2420	0	8	1999	8	7972	Y	N	370 SE 13TH PL
3	778711	0270	01/14/02	339900	2430	0	8	1998	8	7037	Y	N	1040 SE 11TH PL
3	778711	0670	10/05/01	314000	2430	0	8	1998	8	9600	Y	N	890 SE 10TH ST
3	778711	0540	05/31/02	360000	2430	0	8	1998	8	13131	Y	N	940 MOUNTAIN VIEW BL
3	778712	0580	04/01/02	349950	2430	0	8	1999	8	8091	Y	N	390 SE 13TH PL
3	778712	0460	07/18/01	321000	2430	0	8	1999	8	10382	Y	N	1300 MOUNTAIN VIEW BL SE
3	152308	9038	08/13/02	390000	2435	0	8	2002	8	24261	N	N	13512 436TH AV SE
3	152308	9231	05/20/02	370000	2435	0	8	2002	8	44517	N	N	13511 435TH AV SE
3	803880	0100	02/14/02	336000	2460	0	8	1970	8	11250	N	N	815 MEADOW DR SE
3	778712	0520	06/06/01	349950	2460	0	8	1998	8	11442	Y	N	345 SE 13TH PL
3	778710	0840	10/28/02	354000	2500	0	8	1997	8	7416	Y	N	520 SE 9TH ST
3	778710	0120	04/24/02	359900	2530	0	8	1996	8	9755	Y	N	385 SE 5TH ST
3	778710	0140	06/11/01	342750	2530	0	8	1996	8	13062	Y	N	425 SE 5TH ST
3	778712	0530	07/06/01	354000	2530	0	8	1998	8	11835	Y	N	325 SE 13TH PL
3	751170	0110	08/20/02	360000	2570	0	8	1997	8	20235	N	N	13892 473RD CT SE
3	751170	0200	04/03/02	405000	2570	0	8	1997	8	29900	N	N	47518 SE 137TH ST
3	912310	0022	07/20/01	337500	2580	0	8	1995	8	49222	N	N	42510 SE 108TH ST
3	778711	0450	07/22/02	358000	2630	0	8	1997	8	9750	Y	N	1130 MOUNTAIN VIEW BL SE
3	778711	0580	11/08/01	357250	2630	0	8	1997	8	9957	Y	N	645 SE 10TH ST
3	778711	0550	10/08/01	356000	2630	0	8	1997	8	11777	Y	N	595 SE 10TH ST
3	152308	9130	10/23/02	370000	2645	0	8	2002	8	31684	N	N	13506 435TH AV SE
3	778711	0340	05/14/02	357000	2660	0	8	1997	8	7480	Y	N	1126 SE 11TH PL
3	778712	0480	02/15/01	342705	2680	0	8	1999	8	10734	Y	N	1360 MOUNTAIN VIEW BL SE
3	778710	0710	08/14/01	353900	2690	0	8	1996	8	7828	N	N	425 SE 9TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	778710	0020	05/20/02	359900	2690	0	8	1996	8	7903	Y	N	600 SE 5TH ST
3	778710	0110	08/02/02	356000	2690	0	8	1996	8	10796	Y	N	365 SE 5TH ST
3	778711	0180	04/19/01	354500	2690	0	8	1997	8	7674	Y	N	445 SE 10TH ST
3	803990	0060	05/19/02	344000	2710	0	8	1962	8	15251	N	N	540 MEADOW DR SE
3	778711	0690	01/09/02	342000	2760	0	8	1998	8	8010	Y	N	830 SE 10TH ST
3	733820	0300	05/24/01	377500	2000	0	9	1992	9	35100	Y	N	47019 SE 129TH ST
3	951030	0230	11/29/01	420000	2040	0	9	1994	9	32072	N	N	13729 463RD AV SE
3	395610	0150	09/18/02	400000	2180	0	9	1990	9	22017	N	N	1210 LA FOREST DR SE
3	733820	0480	04/25/01	365000	2290	0	9	1992	9	35000	Y	N	47022 SE 126TH ST
3	733820	0190	06/24/02	418950	2330	0	9	1993	9	35000	Y	N	46912 SE 130TH ST
3	733820	0130	01/07/02	374000	2330	0	9	1993	9	35040	Y	N	12815 469TH PL SE
3	152308	9250	07/05/01	428500	2340	0	9	1986	9	41525	N	N	42027 SE 129TH ST
3	152308	9268	10/05/01	361180	2370	0	9	1990	9	15007	N	N	1350 430TH AV SE
3	951031	0220	10/03/02	456000	2510	0	9	1995	9	36309	N	N	13724 457TH AV SE
3	951031	0120	03/20/02	410000	2510	0	9	1996	9	32970	N	N	13727 460TH CT SE
3	733830	0020	12/18/02	418000	2580	0	9	1996	9	86248	N	N	43936 SE 127TH PL
3	951030	0040	11/28/01	428000	2610	0	9	1994	9	36921	N	N	13912 463RD AV SE
3	132308	9203	07/10/01	430000	2610	0	9	2001	9	41200	Y	N	13931 455TH AV SE
3	733820	0340	02/27/02	429950	2630	0	9	1993	9	44049	Y	N	47217 SE 129TH ST
3	395610	0040	04/17/02	399990	2670	0	9	1992	9	21924	N	N	1251 LA FOREST DR SE
3	142308	9048	10/29/01	425000	2670	0	9	1993	9	50965	N	N	12815 452ND AV SE
3	733820	0550	04/16/01	409000	2690	0	9	1992	9	35012	Y	N	12707 471ST AV SE
3	102308	9081	03/21/02	542308	2730	0	9	1984	9	108900	Y	N	11520 428TH AV SE
3	395610	0050	03/05/01	395000	2770	0	9	1991	9	21806	N	N	1231 LA FOREST DR SE
3	751170	0040	04/11/02	449950	2850	0	9	1997	9	30270	N	N	47523 SE 137TH ST
3	951032	0070	08/28/02	490000	2860	0	9	1997	9	35488	N	N	13465 456TH PL SE
3	951030	0310	08/03/01	445000	2890	0	9	1994	9	41082	N	N	46205 SE 139TH PL
3	132308	9181	03/08/01	458355	2890	0	9	2000	9	38654	Y	N	45536 SE 140TH ST
3	951031	0190	11/02/01	465000	2920	0	9	1995	9	37139	N	N	45827 SE 137TH ST
3	132308	9174	03/24/01	439880	2960	0	9	2000	9	41200	Y	N	13909 455TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
3	132308	9092	05/29/01	437000	2960	0	9	2001	9	61419	Y	N	13945 455TH AV SE
3	951031	0230	12/21/01	465000	2990	0	9	1996	9	30830	N	N	13725 457TH AV SE
3	951032	0090	07/25/01	455000	3110	0	9	1996	9	33913	N	N	13733 457TH AV SE
3	951032	0170	05/16/02	460000	3160	0	9	1997	9	40025	N	N	45709 SE 139TH PL
3	132308	9175	03/05/01	449880	3200	0	9	2000	9	41200	Y	N	13919 455TH AV SE
3	122308	9084	05/08/01	700000	3400	0	9	1995	9	300564	N	N	46432 SE MOUNT SI RD
3	550650	0190	07/30/01	449950	2510	0	10	1989	10	39415	N	N	13036 459TH AV SE
3	733830	0070	11/19/01	515000	2930	0	10	2001	10	28703	N	N	43917 SE 127TH PL
3	733830	0060	11/13/01	533242	3190	0	10	2001	10	30809	N	N	43923 SE 127TH PL
3	784620	0140	08/29/01	557500	3320	0	10	2000	10	11596	Y	N	805 NORTH WY
3	784620	0130	10/15/01	559990	3410	0	10	2000	10	10363	Y	N	825 NORTH WY
3	112308	9019	01/19/01	535000	3420	0	10	2000	10	71438	N	N	44105 SE MOUNT SI RD
3	784620	0010	12/18/02	555000	3680	0	10	2001	10	11010	Y	N	810 NORTH WY
3	122308	9088	10/23/01	569610	3860	0	10	2001	10	63728	N	N	12716 456TH DR SE
7	252308	9101	08/24/01	199000	1230	0	5	1982	5	40500	N	N	16910 464TH WY SE
7	733460	0880	10/24/02	178000	670	0	6	1966	6	10212	N	N	14508 444TH AV SE
7	733460	2000	10/25/01	150000	860	0	6	1966	6	9750	N	N	14627 447TH AV SE
7	940710	0060	06/20/02	189500	970	0	6	1975	6	12324	N	N	43415 SE 173RD PL
7	940710	0090	04/29/02	187500	1000	0	6	1989	6	13516	N	N	17317 435TH AV SE
7	940710	0020	08/19/02	201750	1090	0	6	1988	6	11310	N	N	43420 SE 174TH ST
7	733460	0420	07/30/01	217000	1120	0	6	1970	6	11662	Y	Y	45018 SE 145TH ST
7	252308	9042	02/12/02	285000	1180	0	6	1985	6	267023	N	N	46728 SE 161ST ST
7	733460	0310	03/26/02	199416	1270	0	6	1975	6	11320	N	Y	14403 448TH AV SE
7	940710	3040	08/24/01	189000	1270	0	6	1984	6	11200	N	N	17417 CEDAR FALLS RD SE
7	733460	0110	09/27/02	256000	1550	0	6	1966	6	12240	Y	Y	44400 SE 144TH ST
7	352308	9021	05/09/02	250000	1620	0	6	1967	6	208652	N	N	44438 SE EDGEWICK RD
7	232308	9026	08/29/02	300000	1630	0	6	1951	6	61062	N	N	14702 436TH AV SE
7	940700	1520	03/13/01	200000	830	800	7	1980	7	11500	N	N	42633 SE 169TH ST
7	940710	2570	01/24/02	207500	840	170	7	1984	7	9086	N	N	17605 429TH AV SE
7	733440	0120	11/18/02	237000	860	510	7	1983	7	12210	N	Y	43730 SE 149TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	940710	1720	07/29/02	240000	870	870	7	1982	7	9480	N	N	42026 SE 167TH ST
7	733450	1290	06/21/02	229950	920	860	7	1970	7	10650	N	N	44505 SE 151ST ST
7	940710	1450	08/07/02	179950	920	0	7	1981	7	10350	N	N	42208 SE 167TH ST
7	733450	1350	08/27/02	248000	930	930	7	1980	7	15820	N	N	44626 SE 151ST PL
7	733460	1740	01/23/02	210000	950	0	7	1977	7	10005	N	N	14613 450TH AV SE
7	940710	1770	06/20/01	223000	950	440	7	1980	7	10336	N	N	42001 SE 167TH ST
7	940711	0030	04/19/01	199000	960	0	7	1970	7	9600	N	N	17050 431ST AV SE
7	733440	0100	06/13/01	244000	960	960	7	1977	7	13875	N	Y	43716 SE 149TH ST
7	733450	0060	01/25/01	175000	970	0	7	1973	7	11680	N	N	43830 SE 150TH ST
7	940700	1320	05/14/02	192500	980	0	7	1978	7	10640	N	N	17026 426TH AV SE
7	940710	2880	10/12/01	197500	980	0	7	1979	7	9600	N	N	43217 SE 176TH ST
7	940700	1720	11/12/01	179990	990	0	7	1977	7	10710	N	N	16828 425TH AV SE
7	733450	0360	09/10/01	196000	990	0	7	1978	7	9306	N	N	44108 SE 149TH ST
7	733440	0220	04/18/01	170000	990	0	7	1978	7	9800	N	N	14805 439TH PL SE
7	733440	0920	10/16/01	189000	990	0	7	1978	7	11100	N	N	14705 446TH AV SE
7	733450	0100	02/22/02	193000	990	0	7	1978	7	11256	N	N	43736 SE 150TH ST
7	162308	9137	03/16/01	242500	990	580	7	1987	7	146361	N	N	41409 SE 143RD ST
7	733460	1050	08/28/01	192000	1000	0	7	1977	7	9750	N	N	44554 SE 146TH ST
7	147161	0130	08/06/01	244900	1000	200	7	1984	7	15080	N	N	14212 439TH AV SE
7	940700	1910	09/11/01	202600	1010	0	7	1971	7	11800	N	N	42630 SE 169TH ST
7	733460	1260	08/09/01	193000	1010	0	7	1977	7	10224	N	N	14513 449TH AV SE
7	940711	1220	07/31/02	199950	1020	0	7	1978	7	9200	N	N	42802 SE 170TH PL
7	733460	1520	08/14/01	228250	1020	490	7	1995	7	10140	N	N	44909 SE 147TH ST
7	733450	1150	03/29/02	181950	1040	0	7	1968	7	11700	N	N	44620 SE 151ST ST
7	940700	0110	05/31/02	199995	1040	500	7	1978	7	9840	N	N	43225 SE 172ND ST
7	940710	0760	11/14/02	226800	1040	430	7	1979	7	10800	N	N	17448 426TH AV SE
7	940700	1040	12/16/02	230000	1040	0	7	1980	7	9800	N	N	42749 SE 170TH PL
7	733460	1750	04/10/02	208000	1050	0	7	1977	7	11904	N	N	14605 450TH AV SE
7	733440	0600	09/21/01	179000	1060	0	7	1972	7	9750	N	N	44424 SE 146TH ST
7	940710	0630	11/12/02	185000	1060	500	7	1977	7	11360	N	N	42850 SE 176TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	733460	0270	08/21/02	239950	1060	0	7	1977	7	11400	Y	Y	44702 SE 144TH ST
7	940710	2890	03/12/02	234000	1060	0	7	1978	7	9600	N	N	43225 SE 176TH ST
7	147160	0100	08/28/02	229500	1060	0	7	1982	7	18095	N	N	43826 SE 142ND ST
7	940710	3010	05/23/01	190000	1060	0	7	1983	7	9750	N	N	43413 SE 174TH ST
7	940711	0170	12/23/02	227500	1060	260	7	1989	7	14904	N	N	16834 430TH LN SE
7	733460	1370	12/16/02	277500	1060	1060	7	1998	7	16200	Y	N	14630 450TH PL SE
7	733450	1100	03/14/01	179950	1070	0	7	1987	7	11250	N	N	44412 SE 151ST ST
7	940710	2100	02/13/02	212000	1070	510	7	1995	7	9600	N	N	16843 420TH AV SE
7	940700	0540	12/13/01	210000	1080	0	7	1978	7	11570	N	N	17246 430TH AV SE
7	733450	1410	06/25/02	260000	1080	520	7	1979	7	15312	N	N	44647 SE 151ST PL
7	940710	1820	02/15/01	194950	1080	310	7	1996	7	9750	N	N	16727 421ST AV SE
7	940710	2840	07/19/01	220000	1100	280	7	1977	7	9900	N	N	43121 SE 176TH ST
7	940710	2930	10/29/02	229999	1110	550	7	1979	7	11172	N	N	43321 SE 176TH ST
7	940711	0490	05/06/02	200500	1120	0	7	1981	7	16610	N	N	16814 429TH AV SE
7	733460	2060	04/05/02	215000	1130	0	7	1970	7	10950	N	N	44557 SE 146TH ST
7	940710	2430	07/26/02	228000	1130	0	7	1979	7	9600	N	N	42627 SE 175TH PL
7	940700	0650	07/26/01	241600	1130	790	7	1990	7	9703	N	N	42813 SE 170TH PL
7	940711	0100	04/26/01	236500	1140	760	7	1977	7	9720	N	N	16972 431ST AV SE
7	733460	1440	05/29/02	248000	1140	1010	7	1978	7	9600	N	N	14610 450TH AV SE
7	733450	1280	04/09/02	232700	1140	500	7	1978	7	10425	N	N	44603 SE 151ST ST
7	940700	0700	01/04/01	202500	1140	500	7	1980	7	7500	N	N	42910 SE 172ND PL
7	147160	0090	09/19/01	233000	1150	520	7	1980	7	18408	N	N	43818 SE 142ND ST
7	733440	0680	11/11/02	215000	1160	0	7	1978	7	10220	N	N	14618 445TH AV SE
7	940711	0140	03/19/01	229950	1160	520	7	1980	7	16340	N	N	16950 431ST AV SE
7	733440	0500	09/19/02	240000	1170	500	7	1979	7	19500	N	N	14533 443RD AV SE
7	940710	0110	07/12/02	245000	1180	410	7	1978	7	11385	N	N	17326 435TH AV SE
7	940710	1960	05/17/01	225850	1180	530	7	1980	7	10500	N	N	16809 424TH AV SE
7	940700	1360	10/16/02	240000	1180	820	7	1998	7	10500	N	N	17031 426TH AV SE
7	940700	1820	01/14/02	205500	1190	0	7	1980	7	9135	N	N	16821 426TH PL SE
7	940700	0850	06/15/01	230000	1190	330	7	1980	7	10380	N	N	17220 428TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	733460	1920	06/12/01	180000	1200	0	7	1972	7	9750	N	N	44723 SE 146TH ST
7	940711	1650	09/17/01	174950	1200	0	7	1973	7	9600	N	N	17315 430TH AV SE
7	733460	0910	10/29/02	205000	1200	0	7	1977	7	7695	N	N	14433 444TH AV SE
7	940710	0990	05/21/02	195000	1200	0	7	1980	7	10200	N	N	42512 SE 175TH PL
7	940700	0120	08/29/01	196500	1210	0	7	1972	7	9600	N	N	43215 SE 172ND ST
7	940710	0510	03/26/01	219950	1210	140	7	1978	7	10000	N	N	17163 432ND CT SE
7	733450	1070	02/26/01	190000	1210	0	7	1978	7	10500	N	N	44415 SE 150TH ST
7	940710	2090	01/09/02	194000	1220	0	7	1979	7	9480	N	N	16835 420TH AV SE
7	940700	1150	10/09/01	205950	1230	660	7	1977	7	10791	N	N	17054 427TH AV SE
7	733460	0810	06/25/02	212500	1230	0	7	1978	7	9620	N	N	14411 445TH AV SE
7	733440	0580	06/27/01	200000	1230	0	7	1978	7	9750	N	N	14509 445TH AV SE
7	940711	0800	06/01/01	219950	1230	660	7	1978	7	10080	N	N	16841 429TH AV SE
7	940700	0350	08/19/02	200000	1230	0	7	1978	7	10680	N	N	17325 431ST AV SE
7	940711	0570	03/07/02	211090	1230	660	7	1978	7	12606	N	N	42716 SE 168TH PL
7	733450	0540	06/17/02	203000	1230	0	7	1978	7	22891	N	N	44217 SE 149TH PL
7	940710	0800	09/10/01	195000	1230	0	7	1979	7	10170	N	N	17412 426TH AV SE
7	940700	1890	10/16/01	228950	1230	0	7	1979	7	10400	N	N	16822 426TH PL SE
7	940700	1450	06/08/01	218000	1230	0	7	1979	7	10800	N	N	42512 SE 170TH CT
7	733450	1090	08/01/01	200000	1230	0	7	1979	7	11026	N	N	44404 SE 151ST ST
7	940710	0480	08/26/02	205500	1230	180	7	1979	7	11780	N	N	17156 432ND CT SE
7	940700	1590	08/30/01	198500	1240	0	7	1977	7	9900	N	N	42415 SE 169TH ST
7	940700	0810	07/16/02	200000	1240	0	7	1978	7	10455	N	N	17211 429TH AV SE
7	733460	0520	10/14/02	200000	1240	0	7	1979	7	9350	N	N	14420 447TH AV SE
7	733450	0660	02/25/02	205000	1240	0	7	1979	7	12089	N	N	14959 444TH AV SE
7	940710	2060	05/07/02	244950	1240	330	7	1980	7	10150	N	N	16811 420TH AV SE
7	570300	0040	04/08/02	319900	1240	570	7	1986	7	193406	N	N	44420 SE 159TH ST
7	733440	0260	11/04/02	218000	1250	0	7	1963	7	9200	N	N	43820 SE 149TH ST
7	940710	1220	07/22/02	215000	1250	0	7	1970	7	9680	N	N	16704 423RD AV SE
7	733460	0640	10/10/02	209950	1250	0	7	1977	7	10000	N	N	44515 SE 144TH ST
7	147162	0220	07/12/01	224900	1260	0	7	1984	7	15132	N	N	44326 SE 142ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	733460	1730	05/28/02	209000	1270	0	7	1977	7	9794	N	N	14625 450TH AV SE
7	940700	0450	02/20/01	202000	1280	0	7	1977	7	9660	N	N	43101 SE 172ND ST
7	733450	0770	10/25/01	207000	1280	0	7	1977	7	10296	N	N	44414 SE 150TH ST
7	940711	1260	11/20/01	194900	1290	0	7	1978	7	9200	N	N	42722 SE 170TH PL
7	940710	1590	10/17/01	215000	1290	860	7	1980	7	9690	N	N	16609 422ND AV SE
7	940710	3050	05/24/01	235000	1330	490	7	1979	7	11200	N	N	17419 CEDAR FALLS RD SE
7	733450	1300	12/04/02	217950	1330	300	7	1979	7	11475	N	N	15120 445TH AV SE
7	733440	0780	03/26/01	190000	1340	0	7	1977	7	12282	N	N	14700 446TH AV SE
7	147162	0290	06/13/01	232000	1350	0	7	1985	7	15297	N	N	44514 SE 142ND PL
7	733460	0860	03/29/02	214000	1360	0	7	1980	7	9350	N	N	14432 444TH AV SE
7	147160	0240	12/19/02	236391	1360	1270	7	1985	7	15228	N	N	44214 SE 142ND ST
7	733460	0030	04/03/02	224900	1360	0	7	1992	7	9600	N	N	14516 443RD AV SE
7	940711	1350	12/06/01	229500	1370	0	7	1979	7	8050	N	N	42926 SE 173RD ST
7	733440	1280	04/26/02	179000	1370	0	7	1987	7	15000	N	N	14700 442ND AV SE
7	940710	1100	04/18/01	209500	1380	0	7	1979	7	11000	N	N	17102 424TH AV SE
7	940700	1500	10/24/02	210000	1390	0	7	1978	7	9000	N	N	42614 SE 170TH ST
7	733450	0670	08/10/01	205300	1390	0	7	1978	7	19625	N	N	15005 444TH AV SE
7	940710	0720	03/20/02	227000	1390	0	7	1979	7	13200	N	N	17450 427TH AV SE
7	147160	0030	07/10/01	239900	1390	340	7	1980	7	16065	N	N	43622 SE 142ND ST
7	733440	0430	11/21/02	245000	1390	0	7	1983	7	15900	Y	Y	14713 442ND AV SE
7	940700	0490	05/08/01	219950	1400	0	7	1978	7	9600	N	N	17216 430TH AV SE
7	940711	0600	05/02/01	228000	1420	1420	7	1980	7	7470	N	N	16804 427TH AV SE
7	733460	0240	02/13/02	299950	1420	0	7	1983	7	11654	N	Y	44558 SE 144TH ST
7	940710	2190	09/05/02	214950	1430	0	7	1980	7	10455	N	N	42125 SE 171ST ST
7	940710	1400	10/11/02	223500	1450	610	7	1995	7	10925	N	N	42213 SE 167TH ST
7	940711	1100	09/25/02	220000	1460	0	7	1980	7	10500	N	N	42826 SE 170TH PL
7	940710	0410	10/14/02	218500	1460	0	7	1981	7	9500	N	N	43410 SE 173RD PL
7	940710	2540	05/23/02	228000	1470	0	7	1979	7	9545	N	N	42833 SE 176TH ST
7	940711	1280	11/18/02	234300	1490	0	7	1980	7	13090	N	N	17322 430TH AV SE
7	940700	0380	09/18/01	235000	1500	480	7	1996	7	9890	N	N	17301 431ST AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	940710	1920	04/23/01	244000	1510	0	7	1989	7	10100	Y	N	16815 423RD PL SE
7	733460	0540	06/29/01	233500	1560	0	7	1990	7	8000	N	N	44709 SE 144TH ST
7	940711	0280	09/12/01	227500	1600	0	7	1980	7	9760	N	N	17020 430TH PL SE
7	733440	1450	03/27/01	207000	1600	0	7	1990	7	13200	N	N	43803 SE 149TH ST
7	788050	0020	01/08/01	249186	1600	0	7	1999	7	14304	N	N	47561 SE 159TH ST
7	147163	0380	03/01/02	264000	1630	0	7	1984	7	13889	N	N	14232 441ST PL SE
7	940711	1610	05/21/01	234000	1640	0	7	1996	7	9600	N	N	42917 SE 173RD ST
7	733460	1590	09/23/02	223000	1670	0	7	1977	7	9750	N	N	44719 SE 147TH ST
7	162308	9148	08/12/02	335000	1700	0	7	1995	7	99316	Y	N	13500 409TH AV SE
7	162308	9045	02/14/01	225000	1730	0	7	1968	7	18640	N	N	41933 SE 141ST ST
7	940710	1490	07/02/02	233950	1740	0	7	1979	7	11340	N	N	42222 SE 166TH PL
7	788050	0025	02/07/01	261339	1850	0	7	1999	7	13453	N	N	47555 SE 159TH ST
7	262308	9129	06/01/02	322000	1890	740	7	1985	7	47020	N	N	16029 441ST PL SE
7	788050	0040	01/15/02	324000	1890	0	7	2001	7	17720	Y	Y	47507 SE 160TH ST
7	262308	9111	06/14/01	305000	1900	600	7	1996	7	38300	N	N	16121 446TH AV SE
7	733440	0980	02/12/01	199000	1920	0	7	1979	7	10725	N	N	14716 445TH AV SE
7	788050	0021	01/15/01	254500	1920	0	7	1999	7	14180	N	N	47567 SE 159TH ST
7	733440	0350	05/28/02	350000	1970	0	7	1979	7	14625	Y	Y	43924 SE 149TH ST
7	252308	9097	08/27/01	385000	2230	0	7	1988	7	264844	N	N	16928 464TH WY SE
7	222308	9063	10/24/01	340000	2380	0	7	1987	7	62044	N	Y	43434 SE 149TH ST
7	147163	0290	06/24/01	235000	1130	0	8	1982	8	15068	N	N	43918 SE 143RD ST
7	342308	9027	08/06/01	296750	1170	360	8	1988	8	44866	N	N	17633 CEDAR FALLS RD SE
7	162308	9021	07/18/01	340000	1280	0	8	1980	8	43502	Y	N	13528 409TH AV SE
7	162308	9109	08/23/01	350000	1380	1340	8	1956	8	174240	Y	N	14110 409TH AV SE
7	142230	0200	07/25/01	290000	1490	0	8	1994	8	30964	N	N	15312 475TH CT SE
7	162308	9117	05/01/02	331500	1560	0	8	1966	8	77536	Y	N	41828 SE 142ND ST
7	940710	2130	01/09/02	250000	1580	0	8	1979	8	9360	Y	N	17003 420TH AV SE
7	142230	0220	06/26/01	325000	1640	0	8	1991	8	43548	N	N	15329 475TH CT SE
7	733440	0340	06/20/01	345000	1690	0	8	1996	8	15169	Y	Y	43916 SE 149TH ST
7	162308	9132	01/15/02	340000	1700	1670	8	1972	8	50094	Y	N	13709 415TH WY SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	142230	0180	03/17/01	300500	1740	0	8	1991	8	39133	N	N	47533 SE 153RD ST
7	142230	0160	12/17/02	311000	1740	0	8	1992	8	30886	N	N	47518 SE 153RD ST
7	142230	0080	06/06/02	320950	1750	0	8	1991	8	34999	N	N	15209 474TH AV SE
7	272308	9023	03/20/01	293500	1750	0	8	1993	8	106286	N	N	17342 CEDAR FALLS RD SE
7	142230	0240	07/29/02	319000	1790	0	8	1991	8	28919	N	N	15311 475TH CT SE
7	142230	0150	01/09/02	312000	1810	0	8	1992	8	50403	N	N	47510 SE 153RD ST
7	260772	0050	04/03/02	290000	1830	0	8	1995	8	9606	Y	N	1260 SW 10TH ST
7	242308	9051	04/09/01	385000	1860	0	8	1981	8	20000	Y	Y	45923 SE 150TH ST
7	260773	0230	07/23/01	302950	1890	0	8	1993	8	9685	Y	N	1030 HEMLOCK AV SW
7	222308	9062	08/12/02	485000	1910	380	8	1989	8	78408	Y	Y	42960 SE 149TH ST
7	260773	0110	02/25/02	338000	1920	0	8	1993	8	9625	N	N	955 11TH CT SW
7	260776	0010	07/19/01	304950	1930	0	8	1995	8	9861	N	N	1325 FORSTER BL SW
7	260776	0950	06/27/02	295500	1930	0	8	1996	8	9603	N	N	1120 SW 12TH ST
7	260772	0500	05/01/02	312500	1970	0	8	1994	8	10097	Y	N	1020 13TH PL SW
7	260776	0570	03/09/01	304000	1990	0	8	1995	8	12141	N	N	1420 SW 13TH PL
7	260776	0040	08/22/01	345000	2000	0	8	1995	8	9800	Y	N	1080 FORSTER BL SW
7	260772	0010	08/06/01	307000	2020	0	8	1994	8	11131	N	N	1220 SW 10TH ST
7	260776	0090	05/08/01	291850	2020	0	8	1995	8	9658	Y	N	1330 FORSTER BL SW
7	260776	0560	08/24/01	310000	2020	0	8	1995	8	19137	N	N	1435 SW 13TH PL
7	260776	0920	06/18/02	312000	2020	0	8	1998	8	12715	N	N	1065 SW 12TH ST
7	260776	0100	09/13/02	344200	2040	0	8	1995	8	10837	Y	N	1370 SW 14TH PL
7	260773	0440	11/19/01	289500	2060	0	8	1993	8	11714	Y	N	985 SW 11TH PL
7	260773	0310	06/25/01	314000	2070	0	8	1993	8	11204	Y	N	1141 FORSTER BL SW
7	260774	0040	03/26/01	284950	2070	0	8	1994	8	10454	Y	N	1135 HEMLOCK AV SW
7	260772	0150	07/18/01	360000	2070	736	8	1994	8	10840	Y	N	1410 SW 10TH ST
7	260772	0510	03/20/02	319995	2070	0	8	1994	8	12180	Y	N	1010 13TH PL SW
7	232308	9062	09/27/02	519000	2100	0	8	1999	8	127951	N	Y	14618 436TH AV SE
7	262308	9032	04/19/01	364990	2120	0	8	1998	8	53578	N	N	43719 SE 168TH ST
7	260776	0530	12/19/02	330000	2150	0	8	1995	8	9608	N	N	1405 SW 13TH PL
7	260776	0390	04/11/02	327500	2180	0	8	1995	8	9769	N	N	1125 11TH PL SW

**Improved Sales Used In This Physical Inspection Analysis  
Area 80**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	260776	0670	07/24/01	321995	2180	0	8	1997	8	9768	N	N	1345 HEMLOCK AV SW
7	260774	0080	06/27/02	320000	2240	0	8	1994	8	15178	N	N	1163 HEMLOCK AV SW
7	260772	0190	11/18/01	331000	2260	0	8	1994	8	10316	Y	N	1450 SW 10TH ST
7	260773	0430	04/16/01	296000	2290	0	8	1993	8	9933	Y	N	995 SW 11TH PL
7	260776	0230	04/20/01	363000	2320	0	8	1995	8	9714	Y	N	1411 FORSTER BL SW
7	260773	0280	03/06/01	318000	2350	0	8	1993	8	10178	Y	N	1055 SW 10TH ST
7	260774	0130	11/17/01	318600	2380	0	8	1994	8	18328	Y	N	1140 HEMLOCK AV SW
7	260776	0030	09/19/01	347000	2390	0	8	1995	8	9603	Y	N	1065 FORSTER BL SW
7	260776	0490	09/20/01	379950	2390	0	8	1995	8	11814	N	N	1420 11TH PL SW
7	260776	0650	03/24/01	336500	2390	0	8	1997	8	9868	Y	N	1325 SW 12TH PL
7	260776	0420	08/01/01	349550	2400	0	8	1995	8	9966	N	N	1535 SW 15TH PL
7	260776	0710	05/03/01	365000	2400	0	8	1995	8	10237	Y	N	1340 HEMLOCK AV SW
7	260772	0100	06/12/01	326500	2500	0	8	1994	8	12647	Y	N	1350 SW 10TH ST
7	232308	9053	03/04/02	498500	2510	0	8	1991	8	56479	Y	Y	14410 440TH AV SE
7	260773	0220	10/11/02	376000	2570	0	8	1993	8	9791	Y	N	1150 SW HEMLOCK CT
7	260776	0130	09/26/02	383000	2600	0	8	1995	8	13456	Y	N	1375 SW 14TH PL
7	342308	9023	06/12/01	399950	2670	0	8	2000	8	45302	N	N	43233 SE 177TH ST
7	260776	0290	09/06/02	375000	2780	0	8	1996	8	9818	Y	N	1435 11TH PL SW
7	142230	0260	07/15/02	360000	1590	0	9	1991	9	42665	N	N	15340 470TH PL SE
7	262308	9138	12/26/02	380000	2140	0	9	1998	9	49222	N	N	43731 SE 168TH ST
7	302309	9031	11/12/02	475000	2190	0	9	1995	9	33531	Y	Y	47550 SE 162ND ST
7	142230	0130	12/02/02	389000	2210	0	9	1991	9	34270	N	N	15232 474TH AV SE
7	570301	0140	04/09/01	570000	2760	0	9	1989	9	117487	Y	N	15501 451ST AV SE
7	262308	9119	06/19/01	520000	2860	0	9	1999	9	57499	N	N	44514 SE 166TH ST
7	192309	9063	08/01/02	526268	2890	0	10	2002	10	154638	N	N	47419 SE 157TH PL
7	192309	9058	02/01/02	583200	2980	0	10	2001	10	210395	N	N	47510 SE 157TH PL
7	192309	9062	10/20/02	549880	3410	0	10	2002	10	162479	N	N	47411 SE 157TH PL
7	262308	9121	05/18/01	631950	3460	0	10	1999	10	57499	N	N	44518 SE 166TH ST
7	192309	9064	07/10/02	516517	3460	0	10	2002	10	172498	N	N	47415 SE 157TH PL
7	192309	9056	07/25/01	687843	3690	0	10	2001	10	196020	N	N	47232 SE 157TH PL

**Improved Sales Used In This Physical Inspection Analysis  
Area 80**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
7	883580	0220	06/11/02	720045	3860	0	10	2002	10	423030	Y	N	15418 UPLANDS WY SE
7	232308	9077	07/11/01	600000	3920	0	10	1999	10	62788	Y	N	15312 451ST AV SE
7	192309	9055	05/15/02	675000	3930	0	10	2001	10	239580	N	N	47206 SE 157TH PL
7	192309	9057	08/12/02	680000	3940	0	10	2001	10	217800	N	N	47314 SE 157TH PL
7	883580	0200	03/07/01	962570	4300	0	10	2001	10	157386	Y	N	15508 UPLANDS WY SE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 80**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	212408	9012	05/22/02	379950	AV NOT AT 100% FOR 2003
2	212408	9019	07/06/01	117000	CORPORATE AFFILIATES; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	212408	9033	10/01/01	115000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	262408	9010	10/04/01	290000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; AND OTHER WARNINGS;
2	262408	9013	08/02/01	465000	MULTI-PARCEL SALE;
2	262408	9050	05/10/02	425000	NO MARKET EXPOSURE;
2	262408	9117	10/25/01	60000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
2	262408	9125	08/28/01	370000	DIVORCE; MOBILE HOME;
2	262408	9128	08/15/02	249500	MULTI-PARCEL SALE;
2	282408	9042	12/03/01	180000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	282408	9046	04/20/01	335000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	302408	9053	12/02/02	249100	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	312408	9031	10/03/01	158000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	312408	9066	09/23/02	49061	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	312408	9069	05/09/01	750000	MULTI-PARCEL SALE;
2	322408	9045	05/18/01	160000	MULTI-PARCEL SALE;
2	322408	9050	03/05/02	125000	QUIT CLAIM DEED; STATEMENT TO DOR;
2	332408	9029	08/23/02	160000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	352408	9027	10/23/02	115000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	352408	9031	07/25/02	150000	MULTI-PARCEL SALE;
2	352408	9058	12/11/02	930000	AV NOT AT 100% FOR 2003
2	362407	9044	06/27/02	213000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	362407	9133	10/04/01	63000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
2	372830	0070	02/21/01	219900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	510390	0015	08/29/02	63896	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
2	541500	0410	09/05/02	133600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
2	541710	0095	06/24/02	131447	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	541710	0120	08/22/01	194062	NON-REPRESENTATIVE SALE
2	541710	0140	09/13/02	97280	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX;

**Improved Sales Removed From This Physical Inspection Analysis  
Area 80**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	541760	0045	12/26/02	60163	QUIT CLAIM DEED;
2	541760	0190	04/17/01	25000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	570250	0065	09/28/01	150000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	570250	0140	02/26/01	240000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	570250	0145	02/26/01	240000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	570250	0200	03/29/01	132000	NON-REPRESENTATIVE SALE;
2	573650	0035	12/19/01	440000	MOBILE HOME;
2	602850	0030	11/14/02	38738	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	760620	0062	02/07/02	172450	NON-REPRESENTATIVE SALE;
2	760620	0066	07/18/02	120000	NON-REPRESENTATIVE SALE;
2	760620	0230	09/11/01	113000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	784920	0040	12/18/01	186700	CORPORATE AFFILIATES;
2	784920	0120	09/25/01	110000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	784920	0195	06/17/02	90000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	784920	0715	02/06/01	97500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	784920	1805	11/14/02	60050	TEAR DOWN;
2	784920	2210	10/07/02	240353	PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE;
2	784920	2220	10/07/02	240353	PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE;
2	784920	2430	11/09/01	225000	AV NOT AT 100% FOR 2003
2	784920	2431	09/25/01	229500	AV NOT AT 100% FOR 2003
2	784920	2515	07/24/01	140000	NON-REPRESENTATIVE SALE;
2	784970	0251	11/04/02	110000	NON-REPRESENTATIVE SALE;
2	942380	0005	01/04/01	160500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	942380	0155	05/29/02	170000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	942380	0275	01/30/01	205000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	019245	0210	11/08/01	167842	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	032308	9006	03/29/02	777710	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	032308	9015	06/25/01	80000	QUIT CLAIM DEED;
3	032308	9114	04/02/02	419000	MULTI-PARCEL SALE;
3	032308	9115	01/02/02	125000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	052308	9042	12/19/02	115000	NON-REPRESENTATIVE SALE;
3	052308	9060	08/26/01	224250	CORPORATE AFFILIATES;
3	072309	9019	06/26/01	375000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	072309	9037	12/09/02	200000	NON-REPRESENTATIVE SALE;
3	092308	9065	03/15/01	330000	CORPORATE AFFILIATES;
3	102308	9044	02/19/02	83658	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2,

**Improved Sales Removed From This Physical Inspection Analysis  
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
					Etc.);
3	102308	9073	06/29/01	350000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	115110	0035	05/09/02	78940	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	115110	0055	11/25/02	275500	NO MARKET EXPOSURE;
3	122308	9030	08/28/01	347500	MULTI-PARCEL SALE;
3	122308	9064	04/19/02	495000	MULTI-PARCEL SALE;
3	142308	9055	05/23/01	260000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	142308	9126	08/29/01	300000	MULTI-PARCEL SALE;
3	142308	9127	01/24/02	97153	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
3	152308	9042	03/26/02	340000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	159300	0340	09/16/02	184500	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	162308	9023	07/23/01	100000	NON-REPRESENTATIVE SALE;
3	270060	0105	12/21/01	178000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	380800	0190	08/14/01	187500	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE;
3	778711	0390	11/08/01	323000	RELOCATION - SALE BY SERVICE;
3	779540	0245	03/27/02	64845	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
3	779540	0251	11/16/01	61395	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
3	784670	0130	09/11/02	156873	NON-REPRESENTATIVE SALE
3	803990	0240	08/09/01	160000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	803990	0360	09/14/01	122833	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
3	857090	0023	05/30/02	70656	QUIT CLAIM DEED;
3	857090	0028	10/04/01	162300	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
7	142230	0020	09/03/02	250000	NON-REPRESENTATIVE SALE;
7	142230	0030	10/30/01	113200	NO MARKET EXPOSURE; QUIT CLAIM DEED; AND OTHER WARNINGS;
7	147160	0190	06/18/02	215000	NON-REPRESENTATIVE SALE;
7	147161	0260	05/29/01	200000	NON-REPRESENTATIVE SALE;
7	147163	0120	01/04/02	110000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
7	162308	9058	12/18/01	119000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	162308	9061	06/13/01	172428	FORCED SALE; EXEMPT FROM EXCISE TAX;
7	192309	9011	03/27/01	583000	SEGREGATION AND/OR MERGER;
7	192309	9061	09/03/02	527171	AV NOT AT 100% FOR 2003
7	222308	9046	10/16/02	265000	MULTI-PARCEL SALE;
7	222308	9058	06/06/01	18400	EASEMENT OR RIGHT-OF-WAY;

**Improved Sales Removed From This Physical Inspection Analysis  
Area 80**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	232308	9045	05/25/01	379000	RELOCATION - SALE BY SERVICE; NON-REPRESENTATIVE SALE;
7	252308	9077	08/02/02	175000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	252308	9102	10/15/01	195000	NO MARKET EXPOSURE;
7	252308	9115	01/14/02	100000	NO MARKET EXPOSURE;
7	260773	0490	12/06/01	260000	NON-REPRESENTATIVE SALE;
7	260776	0150	10/22/01	95471	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
7	262308	9023	04/02/01	180000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	302309	9010	10/09/02	599000	FORCED SALE;
7	733440	0210	03/30/01	210000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; AND OTHER WARNINGS;
7	733440	0530	02/04/02	174100	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE;
7	733440	0640	03/29/01	145000	NON-REPRESENTATIVE SALE;
7	733440	0860	06/24/02	177500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	733440	1050	01/21/02	205100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
7	733440	1310	01/02/02	160785	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; AND OTHER WARNINGS;
7	733440	1410	07/12/02	90000	QUIT CLAIM DEED;
7	733450	1030	12/27/01	46419	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
7	733450	1230	09/14/02	232000	MULTI-PARCEL SALE;
7	733450	1510	04/17/02	198450	BANKRUPTCY - RECEIVER OR TRUSTEE;
7	733450	1690	10/30/02	352000	NO MARKET EXPOSURE;
7	733460	0220	01/18/02	275000	RELOCATION - SALE BY SERVICE; NON-REPRESENTATIVE SALE;
7	733460	0820	07/18/02	174000	FULL SALES PRICE NOT REPORTED; NO MARKET EXPOSURE; AND OTHER WARNINGS;
7	733460	1490	09/06/01	80000	CORPORATE AFFILIATES;
7	733460	2030	01/08/01	159950	NON-REPRESENTATIVE SALE;
7	733470	0010	08/14/02	160000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	788050	0015	08/22/01	90000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	788050	0030	11/27/01	289950	CORPORATE AFFILIATES;
7	788050	0055	09/27/01	95000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	788050	0060	09/17/01	257500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	940700	0470	07/17/01	165219	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
7	940700	1120	03/06/01	183000	NON-REPRESENTATIVE SALE;
7	940700	1290	09/20/01	88000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;

**Improved Sales Removed From This Physical Inspection Analysis  
Area 80**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
7	940700	1530	04/23/01	150000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	940710	1560	02/28/01	114000	CORPORATE AFFILIATES;
7	940710	2560	04/26/01	186000	GOVERNMENT AGENCY; FORCED SALE; AND OTHER WARNINGS;
7	940710	2580	02/14/02	171000	NO MARKET EXPOSURE;
7	940711	0640	01/31/02	188500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	940711	1420	11/14/02	174746	RELATED PARTY, FRIEND, OR NEIGHBOR;

## Model Validation

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 98.9%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2002 and 2003 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2003 assessment year (taxes payable in 2004) results in an average total change from the 2002 assessments of +4.7%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## Area 80 Physical Inspection Ratio Confidence Intervals

### Area 80 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<=5	19	0.87	0.99	13.8%	0.963	1.022
6	58	0.930	0.985	5.9%	0.961	1.010
7	238	0.938	0.991	5.6%	0.982	0.999
8	140	0.926	0.990	6.9%	0.980	1.000
9	38	0.915	0.985	7.6%	0.966	1.003
10	22	0.968	0.988	2.0%	0.966	1.010
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1919	13	0.874	1.000	14.5%	0.957	1.044
1920-1939	21	0.889	0.955	7.4%	0.913	0.997
1940-1959	24	0.982	0.995	1.2%	0.965	1.024
1960-1969	31	0.918	0.990	7.8%	0.961	1.019
1970-1979	107	0.927	0.993	7.0%	0.979	1.006
1980-1989	114	0.910	0.983	8.0%	0.970	0.995
1990-1999	172	0.941	0.991	5.2%	0.981	1.000
>=2000	33	0.960	0.996	3.8%	0.980	1.013
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	258	0.925	0.988	6.8%	0.980	0.997
1.5	40	0.887	0.968	9.1%	0.939	0.996
2+	217	0.944	0.993	5.2%	0.985	1.001
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L.	2003 Upper 95% C.L.
Fair	3	0.981	1.024	4.5%	0.819	1.230
Average	388	0.938	0.990	5.5%	0.983	0.996
Good	114	0.916	0.989	8.0%	0.975	1.002
Very Good	10	0.825	0.964	16.8%	0.905	1.023

## Area 80 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

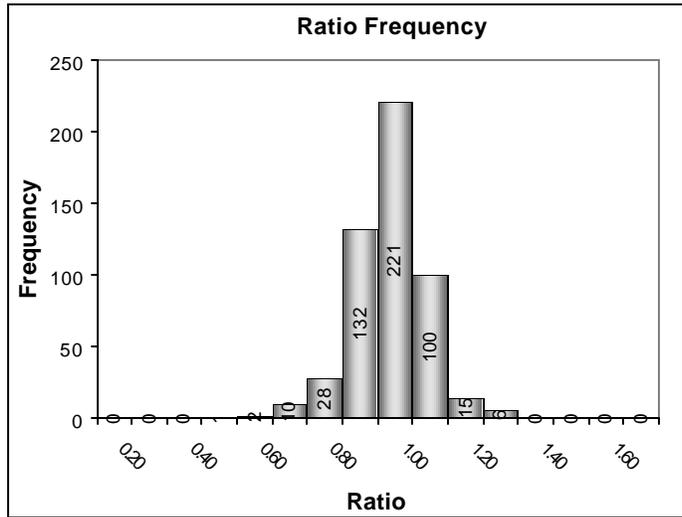
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<1000	53	0.895	0.969	8.3%	0.951	0.988
1000-1200	89	0.917	0.992	8.2%	0.977	1.007
1201-1500	117	0.945	0.994	5.2%	0.980	1.008
1501-2000	98	0.904	0.990	9.5%	0.976	1.004
2001-2500	86	0.940	0.999	6.2%	0.985	1.012
2501-3000	51	0.943	0.975	3.5%	0.961	0.990
>3000	21	0.988	0.989	0.2%	0.972	1.007
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	348	0.938	0.993	5.9%	0.986	1.000
Y	167	0.924	0.983	6.4%	0.973	0.993
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	485	0.938	0.990	5.6%	0.984	0.996
Y	30	0.856	0.973	13.6%	0.946	1.000
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
2	87	0.889	0.973	9.4%	0.955	0.991
3	197	0.944	0.988	4.7%	0.979	0.997
7	231	0.936	0.996	6.4%	0.987	1.004
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<7000	20	0.841	0.988	17.4%	0.957	1.018
7001-10000	146	0.946	1.002	6.0%	0.991	1.013
10001-12000	95	0.947	0.997	5.3%	0.984	1.011
12001-15000	51	0.936	1.001	7.0%	0.982	1.021
15001-20000	52	0.901	0.992	10.1%	0.973	1.011
20001-30000	30	0.940	0.986	4.9%	0.959	1.013
30001-43559	46	0.925	0.981	6.1%	0.964	0.999
1-3 ACRES	46	0.902	0.955	5.9%	0.935	0.975
3-5 ACRES	14	1.011	0.990	-2.1%	0.954	1.026
>5 ACRES	15	0.927	0.975	5.2%	0.935	1.016

## 2002 Improved Parcel Ratio Analysis

<b>District/Team:</b> NE / Team - 3	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 6/25/2003	<b>Sales Dates:</b> 1/2001- 12/2002
<b>Area</b> 80	<b>Analyst ID:</b> JDAR	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	515
<i>Mean Assessed Value</i>	270,000
<i>Mean Sales Price</i>	289,600
<i>Standard Deviation AV</i>	107,500
<i>Standard Deviation SP</i>	110,991
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.934
<i>Median Ratio</i>	0.938
<i>Weighted Mean Ratio</i>	0.932
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.405
<i>Highest ratio:</i>	1.283
<i>Coefficient of Dispersion</i>	8.13%
<i>Standard Deviation</i>	0.104
<i>Coefficient of Variation</i>	11.09%
<i>Price Related Differential (PRD)</i>	1.002
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.932
<i>Upper limit</i>	0.945
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.925
<i>Upper limit</i>	0.943
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	4927
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.104
<b>Recommended minimum:</b>	17
<i>Actual sample size:</i>	515
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	242
<i># ratios above mean:</i>	273
<i>z:</i>	1.366
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



**COMMENTS:**

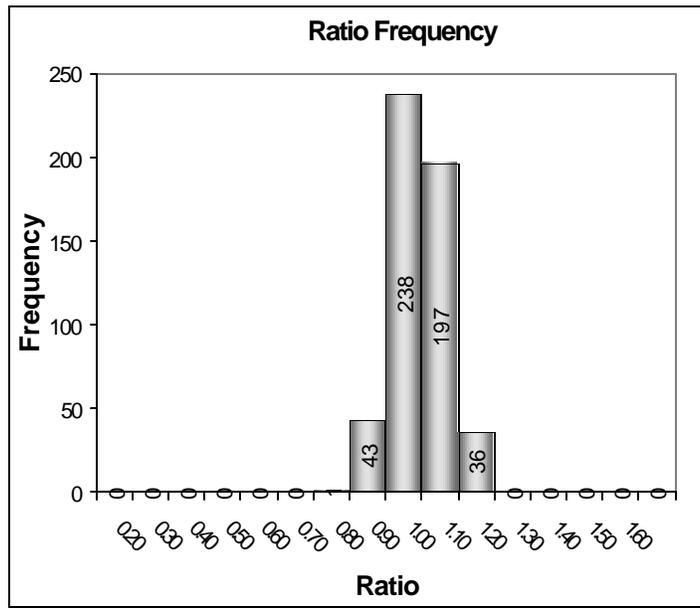
1 to 3 Unit Residences throughout area 80

This spreadsheet is set up for no more than 2000 sales. If you have more you'll have to extend the formulas in columns E and F to accommodate your sample

## 2003 Improved Parcel Ratio Analysis

<b>District/Team:</b> NE / Team - 3	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/25/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> 80	<b>Analyst ID:</b> JDAR	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	515
Mean Assessed Value	286,400
Mean Sales Price	289,600
Standard Deviation AV	106,881
Standard Deviation SP	110,991
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.995
Median Ratio	0.994
Weighted Mean Ratio	0.989
<b>UNIFORMITY</b>	
Lowest ratio	0.793
Highest ratio:	1.200
Coefficient of Dispersion	5.38%
Standard Deviation	0.068
Coefficient of Variation	6.82%
Price Related Differential (PRD)	1.006
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.988
Upper limit	1.000
<b>95% Confidence: Mean</b>	
Lower limit	0.989
Upper limit	1.000
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	4927
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.068
Recommended minimum:	7
Actual sample size:	515
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	259
# ratios above mean:	256
z:	0.132
<b>Conclusion:</b>	Normal*
*i.e. no evidence of non-normality	



### COMMENTS:

1 to 3 Unit Residences throughout area 80

Both assessment level and uniformity have been improved by application of the recommended values.

## Mobile Home Analysis

### ***Scope of Mobile Home Data***

There are 346 parcels in Area 80 that are improved with a real property mobile home and 21 sales used in the valuation. Sales used were from 1/1/2001 to 12/31/2002. A list of sales used and summary assessed value to sales ratio data is included in this report.

### ***Model Development, Description and Conclusions***

A market adjusted cost approach was used to appraise mobile homes. Each Manufactured home was given an estimated replacement cost using Boeckh's "Mobile-Manufactured Housing Guide." The cost estimate was used in conjunction with sales comparison approach to arrive at the market adjusted values. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the improvement, parcel, the neighborhood, and the market. Manufactured-Mobile homes that are secondary or accessory structures were value at cost and not market adjusted.

Application of the market-adjusted cost approach results in an improvement of the assessment level for mobile homes of **83.8% to 98.4%** and improvement in the coefficient of variation of **19.32% to 8.83%**. The Mean Assessed value of the sales sample was \$187,700 before and \$220,500 after the market adjusted cost approach was applied for an increase of 17.4%. The Mean Assessed value of the population was \$192,000 before and \$216,200 after the market adjusted cost approach was applied for an increase of 12.6%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2002 and 2003 Ratio Analysis charts included in this report.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

**Mobile Home Sales Used In This Physical Inspection Analysis  
Area 80**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Size</b>	<b>Class</b>	<b>Cond.</b>	<b>Year Built</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	262408	9155	08/26/02	185000	10 X 54	2	2	1983	224334	Y	N
2	282408	9056	08/01/02	173000	14 X 66	1	2	1978	220849	N	N
2	362407	9108	11/05/01	260000	28 X 66	2	2	1984	217800	N	N
3	072309	9027	09/12/01	219950	24 X 56	2	3	2000	43200	N	N
3	102308	9104	06/06/02	184950	28 X 66	2	2	1989	13518	N	Y
3	112308	9030	01/08/02	165000	24 X 44	2	2	1979	26000	Y	Y
3	112308	9061	03/04/02	219900	28 X 68	3	3	1990	41795	N	N
3	132308	9109	03/25/02	259950	24 X 40	1	2	1976	37800	N	Y
3	132308	9168	07/05/02	230000	40 X 56	3	3	1999	33535	N	N
3	142308	9091	10/30/01	140000	10 X 42	1	1	1958	43560	N	N
3	142308	9100	06/25/02	294500	28 X 40	1	2	1976	47044	N	N
3	152308	9074	02/21/01	198950	28 X 56	2	3	1996	28380	Y	N
7	082308	9043	07/30/01	156500	14 X 66	2	2	1990	49305	N	N
7	192309	9025	04/19/01	385000	42 X 64	3	3	1995	209088	N	N
7	192309	9032	11/18/02	265000	28 X 44	2	3	1993	219978	N	N
7	192309	9033	08/16/02	265000	28 X 66	2	3	1992	203425	N	N
7	222308	9041	08/27/01	230000	28 X 66	2	3	1995	27700	Y	Y
7	262308	9109	03/13/01	199900	14 X 66	1	2	1974	94089	Y	N

**Mobile Home Sales Removed From This Physical Inspection Analysis  
Area 80**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	132308	9157	03/01/02	35000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	019245	0430	10/07/02	75000	NON-REPRESENTATIVE SALE;
3	092308	9076	06/05/01	170000	MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	102308	9251	04/10/02	143000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
3	102308	9253	04/03/01	100000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	112308	9048	08/24/01	189950	NO MARKET EXPOSURE; MOBILE HOME;
3	159300	0330	10/09/02	75000	PARTIAL INTEREST (1/3, 1/2, Etc.); MOBILE HOME; AND OTHER WARNINGS;
3	182309	9028	12/16/02	159950	NON-REPRESENTATIVE SALE; MOBILE HOME;
7	192309	9035	11/13/01	160000	FULL SALES PRICE NOT REPORTED; MOBILE HOME;
2	282408	9081	02/26/01	86164	MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
2	182408	9069	05/03/02	135000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MOBILE HOME; AND OTHER WARNINGS;
3	152308	9071	06/26/02	184500	NO MARKET EXPOSURE; MOBILE HOME;
2	282408	9081	02/26/01	86164	MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
3	142308	9105	02/19/02	118000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME;
7	262308	9036	12/13/01	350000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME;
3	142308	9043	08/29/01	300000	MULTI-PARCEL SALE;
2	262408	9167	06/18/01	130000	NO MARKET EXPOSURE; MOBILE HOME;
3	112308	9048	08/24/01	189950	NO MARKET EXPOSURE; MOBILE HOME;
3	142308	9043	08/29/01	300000	MULTI-PARCEL SALE;

## 2002 Mobile Home Parcel Ratio Analysis

<b>District/Team:</b> NE / Team - 3	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 6/25/2003	<b>Sales Dates:</b> 1/2001- 12/2002
<b>Area</b> 80	<b>Analyst ID:</b> JDAR	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	18
<i>Mean Assessed Value</i>	187,700
<i>Mean Sales Price</i>	224,000
<i>Standard Deviation AV</i>	67.080
<i>Standard Deviation SP</i>	58.859

<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.833
<i>Median Ratio</i>	0.877
<i>Weighted Mean Ratio</i>	0.838

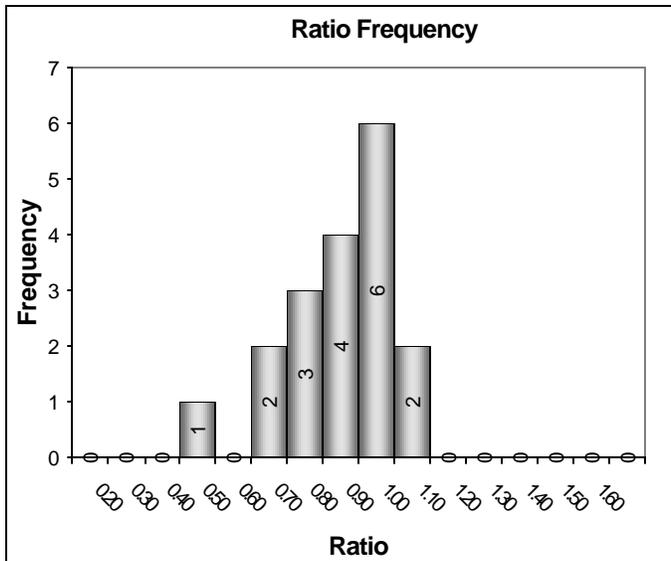
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.417
<i>Highest ratio:</i>	1.023
<i>Coefficient of Dispersion</i>	13.95%
<i>Standard Deviation</i>	0.161
<i>Coefficient of Variation</i>	19.32%
<i>Price Related Differential (PRD)</i>	0.994

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.723
<i>Upper limit</i>	0.960
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.759
<i>Upper limit</i>	0.907

<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	346
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.161
<b>Recommended minimum:</b>	41
<i>Actual sample size:</i>	18

**Conclusion:** Uh-oh

<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	7
<i># ratios above mean:</i>	11
<i>z:</i>	0.943
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



**COMMENTS:**

Mobile Home Residences throughout area 80.

### 2003 Mobile Home Parcel Ratio Analysis

<b>District/Team:</b> NE / Team - 3	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/25/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> 80	<b>Analyst ID:</b> JDAR	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	18
<i>Mean Assessed Value</i>	220,500
<i>Mean Sales Price</i>	224,000
<i>Standard Deviation AV</i>	49,297
<i>Standard Deviation SP</i>	58,859

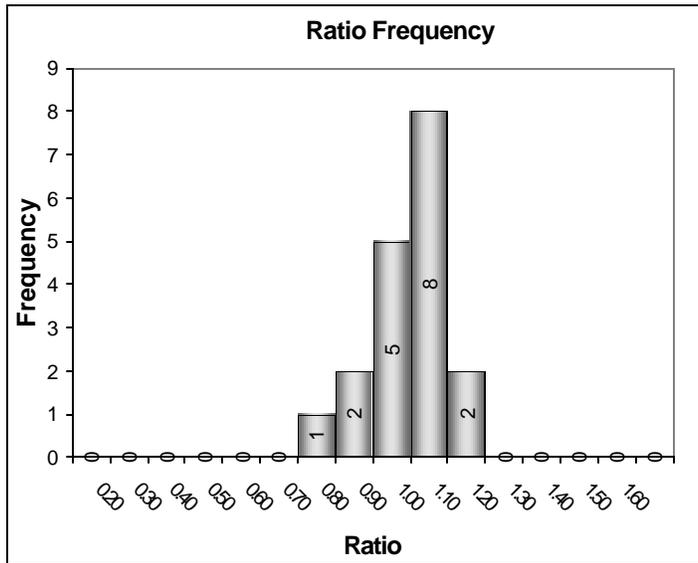
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.996
<i>Median Ratio</i>	1.015
<i>Weighted Mean Ratio</i>	0.984

<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.795
<i>Highest ratio:</i>	1.108
<i>Coefficient of Dispersion</i>	5.90%
<i>Standard Deviation</i>	0.088
<i>Coefficient of Variation</i>	8.83%
<i>Price Related Differential (PRD)</i>	1.012

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.968
<i>Upper limit</i>	1.041
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.955
<i>Upper limit</i>	1.036

<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	346
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.088
<b>Recommended minimum:</b>	12
<i>Actual sample size:</i>	18
<b>Conclusion:</b>	OK

<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	6
<i># ratios above mean:</i>	12
<i>z:</i>	1.414
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



**COMMENTS:**

Mobile Home Residences throughout area 80

Both assessment level and uniformity have been improved by application of the recommended values. This Mobile home ratio report includes only properties on which a Mobile/Manufactured home is the primary improvement.

## USPAP Compliance

### **Client and Intended Use of the Appraisal:**

*This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **summary mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### **Definition and date of value estimate:**

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is*

*being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

#### **Special assumptions and limiting conditions:**

*That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

*That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

*That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.*

*That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*

*That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*

*That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*

*That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*

*That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*

*Exterior inspections were made of all properties however, due to lack of access few received interior inspections.*

*The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*

*We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.*

*We have attempted to segregate personal property from the real estate in our appraisals.*

*We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.*

*We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*

*The appraisers have no personal interest or bias toward any properties that they appraise.*

**Departure Provisions:**

***Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception***

*SR 6-2 (g)*

*The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.*



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**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE: January 31, 2003  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2003 Revaluation for 2004 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr